

A sister publication to The Review, Redwater, Alberta



The Bulger family sings Let It Be Christmas at the 2023 edition of the Community Christmas Celebration. – **Stephen Dafoe Photo** 

## **Community Christmas Celebration** will fill the night with songs

### By Stephen Dafoe

Get ready to jingle and mingle. Morinville and area residents are gearing up for the 43rd annual Community Christmas Celebration on Thursday, December 21, at 7:30 p.m. at the Morinville Community Cultural Centre. This interdenominational Musical Jubilee, a showcase of local musical talent, promises an evening of festive joy and community spirit.

Initiated by former Morinville teacher, school board trustee, and Citizen of the Year John Unsworth in 1978, this beloved holiday tradition had been a seasonal mainstay until a pandemic pause disrupted the festivities for two years.

With the Morinville Minstrels taking charge seven years ago, last year marked the event's return, and this year's holiday celebration, sponsored by Pleasant Homes and MorinvilleNews.com, is set to continue the heartwarming tradition.

Morinville Minstrel and one of the event's organizers, Judy Baker, said attendees can expect a joyful evening.

"As in the past, we will provide a musical iubilee from all those participating. This is a night for the community to come together and share in a Christmas Musical evening, with local talent and and hopefully will students from the schools providing the entertainment," Baker said.

saw fewer schools participating than in previous years. Because Morinville has grown and there are many new faces on staff at its schools, Baker and her fellow Minstrels have prepared a brief history for the schools to pass on to the teachers and parents.

"I hope this will encourage them to take part and feel part of the community," Baker said. "We have visited all the schools and given the administration a personal invitation to a night of music."

Fellow Minstrel Carol Kaup said that the event has been

continue to be a

memorable evening

to share with the

community through

entertainment.

"The evening definitely warms the heart and prepares you for Christmas," Caup said. "We have an abundance of local talent within our community. They are

Continued on page 8

# Morinville council divided over proposed budget cuts

Staff reductions prompt debate on service levels and tax increases

### By Colin Smith

A majority of Morinville council members are open to major cuts in the draft 2024 budget to come from town staff cost reductions.

At the regular council meeting Tuesday, Councillor Scott Richardson moved that council defer approval of the proposed 2024 operating budget so that administration could come back to council at its December 12 meeting with the budgetary implications of a \$700,000 cut to salaries, wages and benefits and training.

"When looking at the budget and hearing concerns from residents, the big thing that I hear is that the organization is outpacing the population growth," Richardson said. "So this is just one way that I thought I could get some information back and come up with a solution that works best for the organization."

In response to a question from Councillor Maurice St. Denis, Chief Administrative Officer Naleen Narayan said that such a cut would likely

Continued on **page 2** 



Last year's event communal song and

The Midstream Support Society held its annual Santa Store Auction at the Free Spirit Ranch on Saturday, November 17. This year's event included a buffet dinner with the auction, raffle and 50/50 draw. The dinner and auction raised \$20,561 to support local families this Christmas season. Combined with \$5780 in additional donations, a grand total of \$26,341 was raised. - Stephen Dafoe Photo



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### CONTINUED FROM PAGE I

# Morinville council divided over proposed budget cuts

result in reductions in the services provided by the town.

"We are providing services, and when you take people out of the occasion, there are service level reductions," he said.

Councillor Stephen Dafoe proposed an amendment to Richardson's motion, that administration provide budget scenarios including salary, wage, and benefit reductions of \$200,000, \$300,000, \$500,000, as well as \$700,000.

"That is a tremendously big number," Dafoe said. "This still may result in service reductions, as has been said. But at that low end of the spectrum to the high end of the spectrum as a collective we would see what that really looks like."

The amended motion passed in a 5-2 vote, with Councillors Rebecca Balanko, Maurice St. Denis and Ray White in favour, along with Dafoe and Richardson, while Mayor Simon Boersma and Deputy Mayor Jen Anheliger were opposed.

In expressing her

opposition to the motion before the vote, Anheliger pointed to loss of efficiency and morale in the organization resulting from understaffing and high staff turnover, and stated that as a result, the savings realized may not actually be as great as expected.

Dafoe made a further motion to the operating budget motion, that administration find \$200,000 in operational savings, emphasizing that this motion was not related to the one targeting staff costs, and might be a replacement for it in whole or in part. That passed with the same 5-2 vote count.

The budget, as proposed, would lead to a tax increase of 7.3%, with the cost for an average home valued at \$350,000 rising by \$213.08 next year, or \$17.76 per month.

With the ratio of residential to non-residential taxes set to go up from 1:12 to 1:1.33, the annual tax on an average business, valued at \$650,000, will rise to \$1,499.75, \$120.81 monthly. The draft budget calls for net taxation to make up \$13,419,306 of total revenue of \$28,129,465 for the town in 2024.

Operating expenses are budgeted at \$26,505,272, plus \$425,121 in net debt principle, for a total of \$26,930,393.

Salaries, wages, benefits, and training are by far the largest budget expense at a planned cost of \$12,490,683 in 2024. This is followed by material goods and utilities at \$5,950,344 and contracted and general services at \$5,366,783.

Other expenses include \$559,096 for the Morinville Community Library next year, unchanged from 2023, and \$113,516 for the Morin-ville Historical Society, up from \$110,210 the previous year.

The Morinville Leisure Centre would see increased hours of operation next year from cuts made last year. Originally budgeted at an extra cost of 190,000, the new hours would see approximately \$80,000 in savings after a motion from Councillor Maurice St. Denis.

The council vote seeking information about the budgetary implications of staff cost reductions reflects an ongoing aspiration on the



The Morinville 2024 Budget, as proposed, would lead to a tax increase of 7.3%, with the cost for an average home valued at \$350,000 rising by \$213.08 next year, or \$17.76 per month.

part of some council members to minimize tax increases by that route.

At the council's October 10 meeting, Councillor Ray White made a motion seeking a report from the administration "with any cost savings or staff reorganization that would bring the town in line with similar-sized municipalities."

"If people could see that we are doing our part as an organization to make us more efficient they might be able to get behind a tax increase a little better," White said at the time. "Coupled with the fact that looking at the comparisons it just makes no sense to me to see why we have so many people in some positions as we do."

The motion was defeated

after council members heard from Financial Services Manager Travis Nosko that Morinville's staffing levels are slightly lower than the average among comparable municipalities.

Along with Whyte, Richardson voted in favour of the motion. Opposed were Boersma, Anheliger and St. Denis. Balanko was not present, while Dafoe, who was out of town, was participating electronically but lost his connection before the vote.

At the November 14 meeting, the administration also presented the council with the recommended longterm capital plan and longterm operational plan, but these were not discussed due to uncertainty about the operating budget.



PUBLIC HEARING – Bylaw 1635/23 Amendment to Land Use Bylaw 1385/17

Sturgeon County Council requests public input on proposed Bylaw 1635/23.

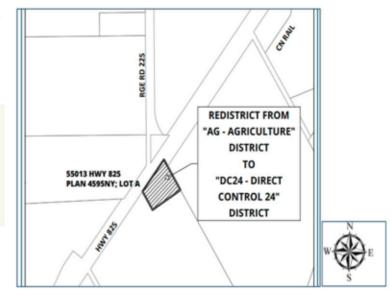
The property owner would like to bring their existing fleet service (trucking) business into compliance with the County's Land Use Bylaw on their land at 55013 Hwy 825 (legal land description: RL-24-55-22-W4M). This land is currently subject to the AG-Agriculture district, which does not allow this type of activity.

### **Public Hearing details**

The Public Hearing will be held in person and via videoconference on: Tuesday, December 12 at 2:00 p.m. (or as soon as practical thereafter) Sturgeon County Council Chambers (9613 100 St. in Morinville)

You can view the hearing online at sturgeoncounty.ca/CouncilMeetings

To operate a fleet service at this location the land use district must change, and the applicant is pursuing a Direct Control District. The purpose of a Direct Control District is to provide for developments that, due to their unique characteristics and/or site conditions, require specific direction unavailable in conventional land use districts. The applicant is requesting the land be rezoned to DC24 – Direct Control District 24, which would allow them to apply for a development permit for a fleet service.



### Questions? Contact us! Rebecca Schapansky

Each time land is redistricted, a bylaw is needed to amend the Land Use Bylaw, and a public hearing must be held.

#### View the proposed bylaw at sturgeoncounty.ca/hearing-1635

Important information about Public Hearings

### Requirements for speakers

All speakers have five minutes to speak and are encouraged to provide a written copy of their submission before the Public Hearing.

#### Speaking in person

To speak at the Public Hearing in person, contact Legislative Services at 780-939-8277 or 780-939-1377 to preregister.

#### Speaking via videoconference

To speak at the Public Hearing via videoconference, you must register by December 11 at 2:00 p.m. by contacting Legislative Services at 780-939-8277 or 780-939-1377. This ensures you receive instructions to access the videoconference. Planning and Development Services 587-404-9866 rschapansky@sturgeoncounty.ca

### Written submissions

Email your written submission to Legislative Services at legislativeservices@ sturgeoncounty.ca. Written submissions are accepted up to the close of the Public Hearing.

If making a written submission, you must include your name, state your interest in the matter (such as a County resident directly impacted by the proposed bylaw), and indicate if you are in favour of or opposed to the proposed bylaw.

### Watching the Public Hearing

You can view the Public Hearing in person or online at sturgeoncounty.ca/ CouncilMeetings. To view the livestream, click on the meeting date on the calendar, then click on the video link.



Freedom of Information and Protection of Privacy Act: By submitting comments on this bylaw, either orally or in writing, the personal information you provide may be recorded in the minutes of the public hearing, or otherwise made public. This information is collected in line with section 33(c) of the Freedom of Information and Protection of Privacy Act. If you have questions, contact the Access and Privacy Officer at foip@sturgeoncounty.ca or 780-939-4321.

# 24 Days of Christmas coming to the library

### By Stephen Dafoe

Although there are no chocolates behind little cardboard doors, a crafty and literary Advent Calendar is coming to the Morinville Community Library.

The 24 Days To Christmas program runs from December 1 to 24, offering a rotating selection of crafts, recipes, and a special story time video each day.

"The 24 Days To Christmas is eight crafts, eight Christmas recipes, as well as eight Christmas stories to be shared throughout the family," said Shelley Faganello, one of the Morinville Community Library's program coordinators.

"It starts on Dec. 1. The first day is a craft. The second day is a recipe, and the third day is going to



The 24 Days to Christmas program will launch soon, offering crafts, recipes and stories over the Christmas season.

be a special Christmas story.

That rotation will be repeated throughout December, culminating with a special Christmas Eves story time, accessible by QR code to access the video on the Library's YouTube channel. Participants can register in person at the library or online at my-mcl. info/24daysregister.

Supplies for the program, sponsored by the Rotary of Morinville Club

- Sturgeon, are limited to 150 kits, so people are encouraged to register as soon as possible.

"It's a great opportunity to work with the kids," Faganello said, noting that easy-to-follow instructions are in the kits. "We hope they have great fun with the crafting and the kits.

For more information on Morinville Community Library programs, visit MorinvilleLibrary.ca.



### **Shuttle Service for Seniors** ——Pilot Program-

**Supporting Morinville and Sturgeon County Residents Only \$10+gst per person (fee includes transportation only)** 

### December 4: Muttart Conservatory

Aspen House pick up: 8:55 a.m. drop off: 3:05 p.m. Rendez-Vous Centre pick up: 9:05 a.m. drop off: 2:45 p.m. MCCC pick up: 9:15 a.m. drop off: 2:55 p.m.



### Honouring Remembrance Day in Legal

### By Fred Malott, President Legal Lions Club

On November 11, 2023, the Legal Lions Club organized the annual Remembrance Day Service for the Town of Legal. The service started in Eglise St. Emile Church with a procession led by Father Ambrose Umeohanna with a member of the Morinville RCMPcarrying the Canadian Flag. Mayor Trina Jones was the Master of Ceremonies for the event introducing guests for the ceremony. Retired Warrant Officer Fred Malott presented a speech of Reflection about the 75th Anniversary of Peacekeeping. The ceremony was attended by a very large number of members of Legal and the surrounding community. After the indoor service everyone proceeded outdoors to the Cenotaph for laying of the wreaths. Local past resident Alex Pelletier was introduced by the mayor and played the trumpet for the Last Post and Rousse something he has been doing for many years now. A light lunch and refreshments were served at Big Mouth McGee's Restaurant and Celtic Pub after the event. Lions President Fred Malott was elated with the turnout for this years' service. "We haven't seen this large of a crowd in a long time, something probably related to the

warm weather we experienced this year." A special thanks goes out to all who attended and especially those who helped with the service. This marks the 13th year the Lions Club has organized the Remembrance Day service and helped the RC Legion Morinville with their poppy campaign in Legal.

28 Wreaths line the walkway at the entrance to Eglise St Emile Church in Legal on Nov 11 prior to being laid at the Cenotaph by various dignitaries, groups, and organizations of Legal and the surrounding area.

The warm weather contributed significantly to the large crowd who attended the Nov 11, 2023, Remembrance Day Service in Legal.



### Winter Wonder-Fest H Bon Accord **ALL ACTIVITIES FREE!**

### Saturday, December 2

All events take plac	e at the Bon Accord Comn	nunity Hall unless otherwise noted.
10 am - 4 pm Main Level	Christmas Market	Accepting Food Bank donations. Come and Shop 'Til You Drop!
10:30 am - 12:30 pm North Pole (Stage)	Photos with Santa	Please bring your own camera to snap a photo with Santa! Gifts for first 125 children (while supplies last)
10:30 am - 2:30 pm tower tovel	Kid Zone!	Christmas wooden tile painting, cookie decorating and crafts1 Accepting Food Bank donations.
l pm - 2 pm Stage	Sturgeon Unity Singers	Watch a delightful performance by the Sturgeon Unity Singers at the Community Hall stage!
l pm - 2 pm Bon Accord Library	Write a Letter to Santa	Stop by and write a letter to Santo at the library!
2 pm - 2:30 pm Bon Accord Library	The Night Before Christmas	Gather round and listen to Mayor Holden read The Night Before Christmas at the library!
4 pm - 5 pm	Public Skating	Bring your own skates!

### **December 12: St. Albert Centre**

Aspen House pick up: 9:35 a.m. drop off: 1:55 p.m. Rendez-Vous Centre pick up: 9:45 a.m. drop off: 1:35 p.m. MCCC pick up: 9:55 a.m. drop off: 1:45 p.m.

View full schedule at www.morinville.ca/seniorservices

### For details and to register for transportation:

Call 780-939-7839 | In-person at the Morinville Leisure Centre or Morinville Community Cultural Centre | Online at www.morinville.ca/seniorservices

Bus rental service available for Senior excursions. Call 780-939-7839 for details.



### anadä

Enrollment Cancellation Policy: Transportation fees will be refunded up to 72 hours prior to the program start time. No refunds will be issued for cancellation notice with less than 72 hours notice, unless for medical reason.

6:30 pm - 8 pm **Turkey Bingo** 

Registration required. Play for a chance to win a gift card for a turkey or holiday groceries! Visit BonAccord.ca and register by November 27 at noon

Experience the Season in Bon Accord!



Questions? Contact Christino Federak, Community Services Coordinator. at 780-921-3550 or escoordinator@bonaccord.ca

## Lion's and Mustangs conduct clean-up

### By Fred Malott, President Legal Lions Club

The Legal Lions Club along with members of the SU501 Sturgeon Mustangs Hockey Team recently conducted a cleanup along No 2 highway south of the Legal Corner.

The Lions Club has a contract with the Gov of AB

SU501 Hockey Team, parents and Legal Lions Club members pose

for a photo prior to cleanup along highway.

FRAZ, I TOLD YOU I DON'T

NHAT ??

SOMEONE STOLE YOUR CAR.

WOMBANIA

Transportation to clean the highway annually as part of the Adopt a Highway

Program. This year because of a lack of volunteers the club asked for help from the community. The Mustang hockey team generously donated a couple of hours to help with the cleanup efforts and it

by PETER MARINACCI

was greatly appreciated by the Lions members.

A donation was made to the hockey team that will go towards ice costs associated with hockey development programs and rental of ice for their practices.

Lion President Fred Malott thanked the Mustangs and their parents for coming out to show support for other organizations and showing their commitment to the community.

Some of the players were amazed at the type of garbage that ends up on the side of the road. Great day had by all.



Lion President Fred Malott (R) presenting SU501 Mustang Deklan Belanger and his father Matt with a \$500 donation for their help with the highway cleanup.



It is with broken hearts that we announce the sudden passing of our beloved Chantal Anna Pleau on November 19, 2023 at the young age of 38.



Chantal is survived by her best friend and husband Sebastian, son Drayden, daughter Alexia, father Brian, mother Sharon, brother Joel, sister Jessica, nephew Nathaniel, niece Aria, her in-laws, Danielle, and Michelyn, Patrick (Angela) nephews Nathaniel and Maxim. Many uncles, aunts, cousins and friends.

Chantal grew up in Guelph Ontario and then ventured out to Edmonton where she met her husband Sebastian and chose to raise her two incredible children, Drayton and Alexia. Chantal was most proud of being a mother, she did amazingly.

Chantal loved doing anything that involved her family, especially if it were outdoors, buying and selling, volunteering at her community thrift store and was looking forward to joining the board at Draydens school.

Chantal recently became a real estate agent, and on the day of her passing, sold her very first house! She had a wonderful day, filled with happiness, and showing off her big, beautiful smile that always lit up the room. Chantal will be missed dearly. Condolences can be sent to **the Prairie Sunset funeral home**.

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akeane@legal.ca www.legal.ca	P B	6:30-7:45am 7:15-11:00 pm	3:00-3:30 pm 9:45-11:00 pm	3:00-4:4 10:00-11:0		3:00-3:45 pm 10:00-11:00 pm	slot at the Legal Arena call 780-961-3773
780-961-3773	Thursdays 3:00-3:30 pm 9:00-11:00 pm		Fridays	Saturdays			
5021 50 St			3:00-4:45 pm	6:30-7:3 6:15-11:0			

### Bon Accord Community School





This month at Bon Accord Community School we celebrated Métis Week! After learning about Métis culture, specifically art, students created their own mittens, bead work and sash weaving! We learned that Métis people take great pride in their talents and respect their traditional ways. Students also spent some time with Mr. Chabot learning about the uses and im-

portance of the Métis sash. They even got to listen to Mr. Chabot play the fiddle and learned how to jig! Ms. Brenneis read the book "The giving Tree" and students created our very own giving tree to collect donated mittens to give back to our community! It was a great week of learning at BACS!











## **Lilian Schick School**

"Monday, October 16th - Friday, October 20th was "Take Me Outside Week" and Lilian Schick celebrated by taking our students outside in all grades for learning activities. Take Outside works Me collaboratively with other organizations, school boards and individuals to encourage children and youth to spend more time outside through various projects and initiatives. Lilian Schick partnered with Fearless in the Forest for a week of outdoor activities learning for each homeroom. Fearless in the Forest facilitates meaningful

activities in the outdoors where our students can experience the benefits of being outside, as well as have opportunities to connect with each other through games, challenges and team building activities.

Co-owned by Carmen Cornelius and Jared Thompson, Fearless in the Forest provided rich learning experiences for all our students in grades 5-9.

Students learned about the life cycle of a salmon, with exciting interactives, and a fun, fitness-focused game that had them running, planking, jumping up fish ladders, interacting with and moving nature, through the turbine (skipping rope) to see if they survived the entire journey of a salmon during its's life. Students worked together to "cross rivers", collaborating and problem solving as a team in order to



"Stay dry" and get everyone on their team across. Our students had the opportunity to build shelters, make art through nature mandala's, go for walks, and complete group challenges like fire starting and map orienteering. Students had lessons specific to each grade, where they linked items in nature to topics they are learning about, played a deer population game and charted the data after each round, and learned about migrating bird populations and how songbirds protect their nests from predators. Students had opportunities to reinforce curriculum connections in science and physical education, but more importantly got to connect to the land, connect with each other, and enjoy spending lots of time



outside. There were lots of smiles, highfives, and fun during this incredible week of



of outdoor learning! It was a fantastic celebration for "Take Me Outside" week!"





at LEGAL PUBLIC SCHOOL! At LPS we believe every child is awesome and each month we create opportunities for students to celebrate their awesome, powerful, beautiful and amazing unique selves! The students have been working hard to fill our 'Awesome Jar' with a marble each time they do something that demonstrates our school commitments; Be safe, Be a listener, and Be appropriate. They have been working towards

a Pizza Party this month and filled the

jar just last week! Way to go LPS! We celebrated this

outdoor learning.

A huge thank you to

Fearless in the Forest

for this amazing week

We celebrated this week with a Pizza Party for our Pre-K to Grade 4 students!













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SMALL FAMILY FARM looking for cultivated farmland or hayland in the Thorhild area for 2024. Competitive rates, timely payment & flexible terms. 780-689-6755.

LOOKING FOR INDOOR SPACE to rent hourly for walking dogs near Redwater. Have 2 large elderly dogs who need somewhere to walk (must be above 0 and not icy) when temperatures get below 20 degrees Celsius. Please call Debbie at 780-667-6680.



Morinville Community High School (MCHS) is bringing Roald Dahl's Matilda to the Morinville Community Cultural Centre for three nights on December 6 to 8. Some of the production's cast were at the Morinville Farmer's Market Christmas Market and Craft Sale on Sunday, November 19, talking about the show and selling tickets. There are two markets left on December 3 and 10 from 10 a.m. until 4 p.m. at the Morinville Community Cultural Centre. - Stephen Dafoe Photo



# **Direct Cremation \$1180 + GST\***

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#### Auctioneers Note:



All Items to be removed following sale. No restrictions. Payment in full day of sale - Cash or Cheque, Absentee bids welcome Subject to additions or deletions.



# Traditional Burial \$2995+GST\*

\*Price subject to change

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Funeral Director on call 24 hours a day In office by appointment 780-921-3900 5016 - 47 Avenue, Bon Accord, AB smemorial.ca



The Bon Accord and District Agricultural Society celebrated its 50th anniversary by granting seven scholarships worth \$500.00 each this year. Four of the recipients,(left to right) Brooke-Lynn Finnerty, Julianne Roe, Mason McDonald, and Riley Mulligan, were present at our Annual General Meeting to receive their awards. Unfortunately, Mikhail Popovskiy, Ben Kieser, and Natalie Kieser were not able to attend the event.

## **Upcoming Andruchow Auctions** Saturday, June 8/2024

**Outstanding Retirement Farm Auction for** Lawrence & Amy Tychkowsky, Andrew Selling clean shedded line of equip, 20 steel bins, excellent yard, welders, new C Can, boats, trailers, etc. Watch for other sales TBA in new year once probates are complete.

NOTE: All our auctions are live (old style) with no buyers premium or costs, only bid price plus 5% GST where applicable.

> Planning a spring or summer sale; now is the time to be talking. Remember 2024 is 50 years in the auction business.





The Sturgeon Fillies hosted their first tournament from November 17 to 19 in Morinville and Legal. The opening game on Friday, November 17 was between the U18 Fillies and the Fort Saskatchewan Fury. On Sunday, November 19, the U18 Lakeland Jaguars took gold in that Division, with the U18 Olds Grizzlys taking Silver and the Fort Fury taking Bronze. In the U15 Division, the U15 West Central Wildcats took Gold, the U15 Sturgeon Fillies Silver, and Bronze went to the U15 Fort Saskatchewan Fury. Showcases were also held over the weekend for the U11 and U13 Divisions. - Stephen Dafoe Photo

Continued from page 1

willing to give their time to share their talents with us. Everyone is welcome to come discover the true treasures of our community.

Event organizer and Minstrel member Diana Moquin agrees, hoping the region will come out with their children for a free evening of enshowcastertainment ing their schools preparing for the season of Christmas.

"In the past, many people - long-time residents - have said this event marks the beginning of Christmas for them," Moquin said. "Come out and share in an enjoyable evening of music and friendship."

All are welcome to attend the event. There is no admission fee; however, the Knights of Columbus will collect donations for the Morinville Food Bank.

### **HORSE LOVER'S** DREAM PROPERTY

This 75 acre property has plenty of space for people with 5br 3ba AIR CONDITIONED bungalow with a four season sun room, deck, and patio as well as a 2br2ba 70'x16' mobile

home. Presently operating as a horse boarding facility and kids camp. The cover-all 120'x72' sand arena is set up with lights, two large o/d doors and two people doors. The metal clad 48'x32' barn is powered and heated with a concrete floor, 7 box stalls and a tack room, with the back opening up onto fenced space. Near the barn is a 212'x140' outdoor fenced sand riding arena. Add pasture land, corrals and five heated watering bowls. Room for more than horses with chicken coops and multiple storage sheds - and if the people are feeling left out there's a 64'x40' powered and insulated quonset with a 14' door and concrete floor as well as a 28'x22' office building that was converted from a garage. Space for guests as well with a future bunk house near the vegetable garden! Only 20 mins from St. Albert - don't miss! \$1,200,000. Call Glenn to view.



### **NEW LISTING ONLY \$59,900 IN** MORINVILLE

Affordable living without sacrificing space! This mobile two single-wides at ome i tached to each other, offer-



### 4.99 ACRES BY BUSBY

Room for everything on this 4.99 acres with a 2400 sq ft 1 1/2 storey home that has 5 bedrooms, 3 bathrooms and a full unfinished basement that is framed in for an additional 2 bedrooms. House was

originally built in 2009 on a crawlspace but was lifted and had a full basement installed in 2013. Bsmt has roughed in plumbing for another bathroom and a wet bar. This home was built for energy efficiency with walls built from structural insulated panels (30-50% more efficient). If has in floor hot water heating system powered by 2 electric boilers that were installed in 2013. Features 2 sided wood burning fireplace, large kitchen/dining room, moveable island, double oven, gleaming wood ceilings, main floor laundry, chair lift to 2nd floor and more. Master suite has 2 w/i closets, gorgeous ensuite, and private loft area with door to future balcony. Double det'd garage with loft space above. Lots of fruit trees, firepit, trails throughout the trees. A few minutes SW of Busby, just over a half hour to Edmonton. \$484,900. Call Heather to view.



### **FULL QUARTER OF LAND** IN THORHILD COUNTY

Full quarter of open pasture and bush land approximately 1 hour north of Edmonton in Thorhild County. About

### SMOKY LAKE BUNGALOW WITH HEATED GARAGE

Just over 1400sq.ft move in ready bungalow right in the heart of Smoky Lake. The kitchen was completely renovated in 2012, with new

cabinets, built in hidden dishwasher, counter top gas stove, built in microwave and oven, beautiful hood fan, and engineered wood floors. There is a great butler's pantry with cabinets that match the kitchen. 2012 renos also include main floor bathrooms, new moulding and trim, main floor light fixtures, and a high efficiency furnace. The basement is prewired for surround sound for optimal movie night enjoyment. The oversized primary bedroom has 3 closets and 3 pce ensuite. The house boasts RAYOMAX windows and is a spacious open floor plan. Garage and house roof redone in 2009. The oversized 28X30 heated garage, low maintenance deck, and a newer fence complete this must see house. Smoky Lake has everything you need with doctors, dentist, grocery stores, close to many lakes and is about an hour and 15 min to Edmonton. \$289,900. Call Janine to view.



#### **10 ACRES OF HEAVY INDUSTRIAL LAND NEAR REDWATER**

Welcome to an exceptional investment opportunity in the heart of the thriving Industrial Heartland by Redwater. This 10.03-acre parcel of land is strategically zoned as Heavy Industrial, offering endless potential for businesses seeking a prime location to establish their operations. Located near highway 38 and the Town of Redwater, there is already power and gas on the property. There is also an old 42'x280' barn that could still be useable for storage. \$350,000. Call Heather for more info.

ing over 1200 sq ft of space! The large entry offers a boot closet as well as additional storage and flexible space for a dining room, family room, or office. The kitchen has a pantry space and is open concept onto the living room. Down the hall are the bedrooms - a master bedroom with a two-piece ensuite as well as three additional bedrooms sharing a four piece bathroom. Patio space outside by the front deck with two storage sheds, and room to park for two vehicles, with easy access to main street Morinville. This mobile home is waiting for you to make it your own! Call Tara for more info.



100 acres has been brushed in the past few years and just

needs clean up of the brush piles to make open land This portion had been used as hay land many years ago so could potentially be hay or grain land again. The remained 59 acres is large, mature bush land. The land is fenced and there are two good dugouts so it's all ready for your animals. Also a few nice building spots on this property and power runs along both the range road and township road. Great spot for hunting, quadding, snowmobiling. County bylaws allow for subdivision of this land. \$279,900 plus gst. Call Heather for more info.













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**TARA FISHER:** 780-932-0196 JANINE PEQUIN: 780-349-0361