

A sister publication to **The Review**, Redwater, Alberta

Johnny's Store in Namao reopening as a cafe, bar, and mercantile

By Stephen Dafoe

Long considered, at least locally, as Alberta's oldest general store, Johnny's store will officially reopen on Thursday, November 28, after a significant restoration by the McNeilly family.

The latest iteration of the more than a century-old building and business will offer a coffee bar, bar area, and unique mercantile shop for locals and visitors to shop and enjoy.

Built almost a century and a quarter ago, in 1902, Johnny's

Store has been in the McNeilly family for generations.

It is currently in the care of siblings Julie-Ann and Brendan McNeilly, who have worked hard to preserve the store's legacy and future over the past four years.

"After our father passed away during Covid, we contemplated selling the store and property," Julie-Ann McNeilly said, noting despite both her and her brother having busy careers, selling the property did not seem right.

"It was important for us to keep the store in our family and keep the legacy going."

That decision resulted in extensive renovations to get the store reopened for the community while trying to make their own unique mark on the property with a new concept that would offer customers more options than past versions of the store.

McNeilly said it was imperative to keep Johnny's as original as possible, so people still recognized



Built in 1902 and in the McNeilly family for generations, the iconic and historic Johnny's Store in Namao reopened with a new concept on Thursday, November 28, after four years of renovations and modernization. - Stephen Dafoe Photo

the iconic building; however, it was essential to modernize

the building with new HVAC, electrical, running water and

bathrooms. Continued on **page 2**

Morinville Council calls special meeting to address budget vote delayed by councillor's absence

By Colin Smith

Morinville Council was set to hold a special meeting on Tuesday, December 3 to discuss the most recent draft of the 2025 municipal budget.

The draft was

presented to Council at its regular meeting on Tuesday, Nov. 26, but substantial discussion and decision's were put off because Councillor Scott Richardson was not in attendance.

The issue of his

absence was raised by Councillor Ray White, who said he felt all members of Council should be present for the vote on the budget.

Stating that he would be voting against the budget,

White declined to debate or propose amendments in case a tie resulted in their defeat.

He then moved to refer the 2025 budget to a future meeting of Council, which was set for Tuesday,

December 3 at 2 p.m.

The motion passed in a split vote, with White, Deputy Mayor Rebecca Balanko and Councillors Stephen Dafoe and Maurice St. Denis in favour, and Mayor Simon Boersma and Councillor Jen

Anheliger opposed.

Adoption of the draft budget presented at the meeting would result in an estimated property tax increase of 5.82% for next year.

Continued on **page 2**

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Morinville Council

Continued from page 1

The 2025 tax on an average residential property, valued at \$357,391, would be \$3,047.54, or \$253.96 per month.

Homeowners will be paying \$20.16 a month more in tax, or \$241.96 annually.

The assessed value of the average Morinville home will rise by an estimated \$7,148 in 2025 over this year.

For a commercial property assessed at \$868,427, the annual tax would be \$11,754.60, \$979.55 per month.

The tax on a \$1,467,820 industrial property would be

\$19,867.68, \$1,655.64.

The original draft of the budget presented in September called for a tax increase of 5.75%, or about \$19.95 for a residential property valued at \$350,000.

The budget draft presented by the administration to Council at its November 12 meeting would have resulted in an estimated tax increase of 6.32%.

Council decisions at that meeting resulting in expense reductions included removal from the Operating Budget of the water barrel program, \$8,000, website management initiative, \$30,000, and

municipal census, \$130,000.

The Facilities Master Plan, previously removed from the budget by council, was reinstated. The plan cost is \$130,000.

Replacement of the town's infrastructure services building, whose deficiencies including structural issues and health and safety concerns have been outlined in several reports, has been the subject of much debate.

Included in Morinville's long-term capital plan, adopted in 2023, the cost of a new building was initially estimated at \$6 million, later revised to \$10 million.

A motion pushing back the replacement of the Infrastructure Services Building to 2029 from 2027 was passed by Council at its October 22 meeting, with the design phase set for 2025 at a cost of \$600,000 also delayed.

The current budget draft, reflecting the most recent inspection of the Infrastructure Services Building, sees the cost of repairs so it can be used in the interim drop by \$314,000, from \$564,000 to \$250,000.

Considered to need immediate action are HVAC ventilation repairs, \$170,000, and improved hazardous



Museum Attendant Donna Garrett holds a toque kit and a completed toque displayed on a pine cone gnome. The kits, assembled by the Adult Day Program, are free for visitors to the Musée Morinville Museum. The Museum's Olde Fashioned Christmas display is set up, and the museum is open Wednesday through Saturday from noon until 5 p.m. - **Stephen Dafeo Photo**

materials storage, structural and load capacity and wash bay relocation for the building, as well as a Phase 2 environmental assessment of its site.

Another \$50,000 has been added to the 2025 Operational Budget to fund studies of the HVAC, roof

Johnny's Store

Continued from page 1

"All renovation decisions and considerations to our plan were secondary to maintaining and preserving the historical integrity of the building," McNeilly explained.

"It was difficult to

renovate the store, not having our dad or grandma around to tell us all the memories and stories about the store. Both from an intrigue standpoint, as well as from a practical one of knowing why things were done a certain way regarding the building and all its quirks. But

we know that they would be so happy and proud of what we have been doing and that we are going to try running the store ourselves just like our grandparents did so many years ago."

McNeilly said running the historic store will offer a well-rounded shopping experience

where customers new and old can come in for a coffee, pastry or sandwich in the new coffee nook or shop for quality import and local grocery items as well as some Johnny's branded merchandise.

Customers can also drop by for a drink with friends at the

new bar or grab craft beer, wine or spirits to take home.

"The community has been incredibly supportive and has been stopping in to see our progress over the last few years," McNeilly said.

"They are so eager to have the store open again, to create new memories with

the new generation and share the history that everyone has with the store."

The store reopened its doors on Thursday, November 28, and the McNeilly family hopes that Namao and the area residents will join in celebrating this exciting new chapter for Johnny's Store.

PUBLIC HEARING – Bylaw 1660/24
Amendment to Land Use Bylaw 1385/17

Sturgeon County Council requests public input on proposed Bylaw 1660/24.

This Bylaw would redistrict a portion of SW-1-55-25-4 from AG – Agriculture District to I3 – Medium Industrial Unserviced District.

The proponent is seeking to relocate and expand their existing business (access mat manufacturing). As this land is currently designated as 'Agriculture District' which does not allow this type of activity, redistricting is being proposed to accommodate or allow for the associated uses.

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

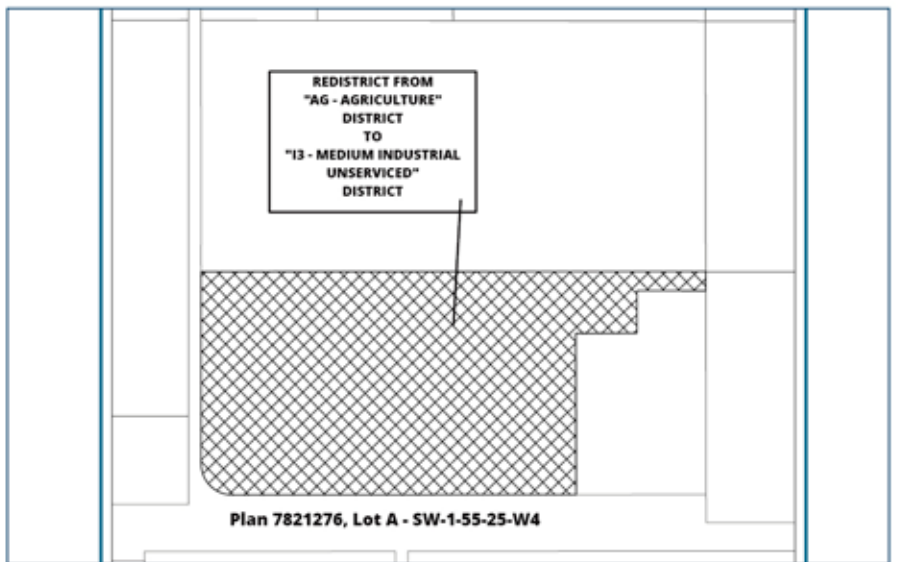
View the proposed bylaw at sturgeoncounty.ca/hearing-1660

Public Hearing details

The Public Hearing will be held in person and via videoconference on:

Tuesday, December 10, 2024, at 1:00 p.m. (or as soon as practical thereafter)

Sturgeon County Council Chambers (9613 100 St. in Morinville) sturgeoncounty.ca/CouncilMeetings



Questions? Contact us!

Kyle Schole
Planner, Current Planner
780-939-1397
kschole@sturgeoncounty.ca

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 pre-register.

Speaking via videoconference

To speak at the Public Hearing via videoconference, you must register by December 9 at 1:00 p.m. by contacting Legislative Services at 780-939-8277 or 780-939-1377. This ensures you receive instructions to access the videoconference.

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.



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- Hot Chocolate by Sicoli Financial (10-12 pm)
- Photos with Santa by ACFA (10-3 pm)
- Cookie Decorating & Letters to Santa by ACFA (10-3 pm)
- Santa's Workshop by Exambank.com \$ (10-4 pm)
- Christmas Cheer Challenge Room (10-4 pm)
- FOLSS Concession (12-4 pm)
- Craft N' Tradefair (10-4 pm)
- ENTER TO WIN! North Pole Passport (10-3pm)



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- Roaming Christmas Elves (3-6 pm)
- Petting Zoo (3-6 pm)
- Photos with Santa (3-6 pm)
- Visits with Princess Elsa & Olaf (4-6 pm)
- Hot Chocolate & Treats for Kids



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Morinville Council elects to revoke appointment of the Chief Administrative Officer

Morinville Council met today to consider the municipality's Chief Administrative Officer position. Council has elected to revoke the appointment to enable a change in leadership.

The termination of the Chief Administrative Officer's

employment was done without cause.

"Mr. Narayan has provided leadership during challenging times. However, Council has decided to take a new direction and wishes him success in his future endeavours," said Mayor Boersma.

Mr. Narayan joined Morinville as the Chief Administrative Officer in September of 2022.

Council has appointed Michelle Hay as the interim Chief Administrative Officer pending a search for a permanent replacement.

SUDOKU

4				7			
				9	5		8
	7		2		6		1
7			8				
5			1				2
		2				3	
9	4			3			
							6
8		6		5			

SEE SOLUTIONS PAGE 8
LEVEL: INTERMEDIATE

Fun By The Numbers: Like puzzles? Then you'll love sudoku. This mind-bending puzzle will have you hooked from the moment you square off, so sharpen your pencil and put your sudoku savvy to the test!

Here's How It Works: Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

SENIOR SAFETY WORD SEARCH

SEE SOLUTIONS PAGE 8

G	H	O	C	G	A	R	K	H	T	S	O	F	S	D	R	A	Z	A	H
R	T	M	O	N	Y	E	T	V	A	V	H	O	M	D	Z	V	U	L	Z
A	M	E	L	I	V	S	T	N	O	N	O	Y	U	E	G	C	C	H	V
B	R	C	A	T	O	E	R	E	Y	P	M	Y	U	D	A	T	G	K	C
B	C	H	I	H	R	C	E	V	R	L	E	R	S	N	B	L	K	D	N
A	H	L	D	G	D	N	H	I	O	U	H	N	K	U	N	P	S	G	V
R	N	P	O	I	U	E	A	T	M	T	E	H	I	O	N	B	I	N	M
S	O	V	T	L	M	D	B	C	E	S	A	O	L	B	A	M	L	I	D
B	N	H	S	A	Z	N	I	E	M	A	L	E	L	E	I	O	B	L	E
G	S	O	U	N	O	E	L	R	C	F	T	T	E	M	D	N	D	L	A
N	K	Y	C	B	Z	P	I	I	H	E	H	C	D	O	R	I	O	A	R
M	I	V	Z	Y	B	E	T	D	O	T	A	S	D	H	A	T	R	F	N
O	D	E	Z	U	D	D	A	I	R	Y	I	L	R	C	U	O	Y	K	I
O	I	O	M	R	H	N	T	Z	E	A	D	I	P	R	G	R	T	R	F
R	B	U	C	Y	V	I	I	G	S	F	E	P	B	Z	I	E	I	N	F
H	A	S	I	H	V	L	O	F	N	P	U	K	R	Y	O	D	L	D	U
T	M	M	F	M	P	P	N	N	P	U	H	Z	U	Y	G	V	I	D	M
A	E	E	V	I	T	S	I	S	S	A	M	K	C	E	O	N	B	K	P
B	T	A	S	Y	C	A	R	E	G	I	V	E	R	S	M	D	O	B	Z
T	K	P	Z	R	D	E	I	N	C	H	A	I	R	K	L	M	M	E	I

Find the words hidden vertically, horizontally, diagonally, and backwards.

WORDS

- ASSISTIVE
- BATHROOM
- CAREGIVER
- CHAIR
- CHORES
- CUSTODIAL
- DIRECTIVE
- FALLING
- GRAB BARS
- GUARDIAN
- HAZARDS
- HOMEBOUND
- HOME HEALTH AIDE
- INDEPENDENCE
- LIGHTING
- MEALS
- MEMORY
- MOBILITY
- MONITORED
- NONSKID
- REHABILITATION
- SAFETY
- SKILLED
- SLIP



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of the most significant financial decisions of their lives, ensuring they feel confident every step of the way.

I also collaborate closely with experienced industry professionals, including my mentor Mike LaRue, to continually refine and expand my expertise. Together, we are building a team dedicated to delivering exceptional mortgage services.

At the heart of my work is a passion for helping people secure the home of their dreams while building lasting relationships based on trust and integrity. As I grow in this field, I'm committed to providing an exceptional client experience that is as rewarding as it is reliable.

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RCMP

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Morinville RCMP warn residents of grandparent scam involving the impersonation of police officers

Morinville RCMP are warning the public of a grandparent scam active in the community.

The victims were instructed that a young relative was in trouble with the police and they were required to withdraw a sum of money for them to be released from police custody.

An audio recording of the victim's young relative was played using AI which was very convincing to the victim.

The scammers also provided the victim with the phone number for the Morinville RCMP detachment, as well as the name of a police officer who actually works at the detachment.

Morinville RCMP wants to remind the public:

- Bail is always paid in person at a courthouse or correctional centre;
- Never send money to anyone you don't know;
- If a person claims to be a police officer or judge, call that police service or court house

directly to confirm the situation – police and courts will never ask for any form of payment;

• Never give out personal information over the phone or online to someone you don't know – the police or courts will not ask for personal information over the phone.

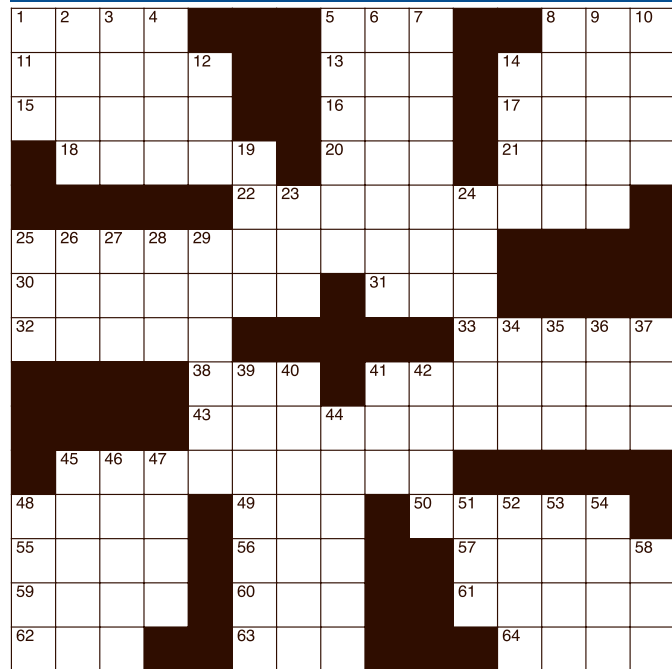
"This is a common scam that victimizes far too many people in our province," says Cpl. Troy Savinkoff, "The best tool to fight this crime is through education. Please talk to your loved ones and ensure that they are aware of this type of scam and discuss the warning signs."

Police are asking that anyone with information about this incident or those responsible to contact the Morinville RCMP at 780-939-4520.

If you wish to remain anonymous you can contact Crime Stoppers at 1-800-222-8477 (TIPS), online at www.P3TIPS.com or by using the "P3 Tips" available through Apple App or Google Play Store.

CROSSWORDS

SEE SOLUTIONS PAGE 8



a boundary with
10. Give advice
12. Promotional materials
14. Assist or encourage, usually in some wrongdoing
19. "Agatha All Along" actress Kathryn
23. Small piece
24. King of Camelot
25. Parts per thousand (abbr.)
26. Small Milky Way constellation
27. One who challenges authority (abbr.)
28. Equal (prefix)
29. Shawl
34. S. American wood sorrel relative
35. The end
36. Supervises interstate commerce
37. Yes vote
39. Officer of high rank
40. Church office
41. Tire pressure measurement
42. From a distance
44. Photographs
45. Industrial process
46. Nobel Prize-winning physicist
47. Map out
48. Mammary gland part of female mammal
51. Honorable title (Turkish)
52. Spongelike cake leavened with yeast
53. Speak incessantly
54. Poetry term
58. Relaxing space

CLUES ACROSS

1. Bar bills
5. Recipe measurement (abbr.)
8. Swiss river
11. Czech Republic capital
13. "Officially known as"
14. A French abbot
15. Having a strong sharp smell or taste
16. Local area network
17. Data transmission speed measure
18. Embarrass
20. When you hope to get there
21. This (Spanish)
22. Gives up
25. Churchgoer
30. Current
31. Slang for gun
32. Small drum
33. Vanished union bigwig
38. Rocker's tool of the trade
41. Dearth
43. 2024 Olympics host
45. Excess blood in the

- vessels
48. Afrikaans
49. Agreement between provider and customer
50. Spiritual leader of a Jewish congregation
55. Ancient Syrian city
56. Witch
57. Celebrations
59. Long period of time
60. A team's best pitcher
61. Current unit
62. One-time aerospace company
63. French/Belgian river
64. Swedish rock group

CLUES DOWN

- . Yearly tonnage (abbr.)
2. Genus of clams
3. Remark
4. Actor
5. Ohio town
6. Olympic sport
7. Cure
8. Behave in a way that belittles
9. Shares



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HOLIDAY HOURS

The Town Office and Municipal Shop will be closed Dec 25, Dec 26, Dec 27 & Jan 1 for the holidays. We will be open regular hours on Dec 24 & Dec 31. Council & staff of the Town of Legal extend our warmest holiday wishes to you & your family.

Happy Holidays! Joyeuses fêtes!

REMINDER! 2025 PROPERTY TAX INSTALLMENT PAYMENT PLAN DEADLINE

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Thursday's: Jan 16 - Mar 20 7:00 - 8:30pm
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Wednesdays: Jan 15 - Mar 19 8:00 - 9:00pm
- VOLLEYBALL (18+ yrs)** 🏐 \$31.50 (GST incl)
Tuesday's: Jan 14 - Mar 18 7:00 - 9:00pm
- HATHA YOGA** 🧘‍♀️ \$42.00 (GST Incl)
Tuesday's: Jan 21 - Mar 25 7:00 - 8:00pm
- INDOOR SOCCER (4-7 yrs)** ⚽ \$63.00 (GST Incl)
Monday's: Jan 13 - Mar 17 (no class Feb 17) 5:00 - 5:45pm
- INDOOR SOCCER (8-10 yrs)** ⚽ \$63.00 (GST Incl)
Monday's: Jan 13 - Mar 17 5:50 - 6:35pm
- YOUTH BALL HOCKEY** 🏒 \$31.50 (GST Incl)
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- PRESTARS DANCE (3-5 yrs)** 💃 \$126.00 (GST Incl)
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MEIER GUN AUCTION, Saturday, December 21 - 10 am, Wetaskiwin - Selling over 200 Rifles, Shot Guns, Antique Firearms, Ammunition, Scopes. Consign now. Free Pick-up. Call 780-440-1860; www.meierauction.com.

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Wanted

WANTED coin collections, bank notes, mechanical watches, hockey cards vintage toys ect. call 780 999 6105. we are local to Morinville, we can come to you.

12/31/24

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Mayor Simon Boersma (right), councillors and school board officials were the first to cross using the new lights at Grandin and Highway 642 on Friday, November 22. - Town of Morinville Photo

CONTACT FOR:

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- SUBMISSIONS
- FLYER INSERTS
- NEWS TIPS

780-222-2016 or email morinvillepress@gmail.com



Get Scrambled

Unscramble the words to determine the phrase.
HRTWO A RYATP

Answer: Throw a party

NEW WORD BASH
a party or social event

15	1	9
7	5	10
8	14	2

Solution

Math Blocks

Fill in the missing blocks with numbers between 0-20. The numbers in each row add up to the totals on the right. The numbers in each column add up to the totals on the bottom.

2	14		24
	5		22
6		15	22
18	20	30	

CANADA MONTH HISTORY
1850
Gold is discovered in British Columbia, and coal on Vancouver Island.

Did You Know?
In 1796, Amelia Simmons invented the cupcake and also wrote the first published American cookbook. Cupcakes have been a staple of many celebrations ever since.

Get the PICTURE?
Can you guess what the bigger picture is?

Answer: Photo

How they say that in...

English: Surprise
Spanish: Sorprender
Italian: Sorprendere
French: Surprendre
German: Jmdn eiskalt erwischen

Fun FACT!
This popular party decoration was created in 1824 by Michael Faraday during experiments with various gases.

Answer: Balloon

PUZZLES SOLUTIONS

WORDSEARCH

G H O C G A R K H T S O F S D R A Z A H
 R T M O N Y E T V A V H O M D Z V U L Z
 A B M E L T I V S T N O N O M Y U E G C C H V
 B R C A T H R E R E V R L U H E N K U N P S G V M
 A H L D G D N E H I O U H E N K U N P S G V M
 R S N P O I U D E A T M T E H I O N B I N M D E
 B O N V T L M Z N E B I R C E M S A L E L B A M B L L E
 G S O S U N O E I L R C F T T E D M D N D L A R N
 N K Y C B Z P E T I I H O T A S D H A T R A F
 M I V Z Y B E T D A I R Y I L R C U O Y K I F
 O O I O M R H N I Z E A D I P R R Z I E L D M
 R B U S I H V L O F N P U K R Y O D L D U
 H T M F M P P N N P U H Z U Y G V I D M
 A E V I T S I S S A M K C E O N B O K P
 B T A S Y C A R E G I V E R S M D B C Z
 T K P Z R D E I N C H A I R K L M M E I

HOROSCOPE

ARIES Mar 21/Apr 20



Aries, your energy is impressive and contagious this week. You can put it to use tackling tasks that you have been putting off. A surprise message could brighten your weekend.

HOROSCOPE

LIBRA Sept 23/Oct 23



Libra, it's all about balance this week, something you know a lot about as the scales sign. Make time for both work and play so you can make the most of every opportunity.

TAURUS Apr 21/May 21



Taurus, review your budget and consider a new investment opportunity. This week brings a chance to reconnect with someone special. Don't avoid vulnerability, as it could enhance things.

SCORPIO Oct 24/Nov 22



Intensity and passion might define your week, Scorpio. Delve into a project that excites you. By the middle of the week, news reaches your ears and it could be very exciting.

GEMINI May 22/June 21



You might find yourself in discussions that lead to exciting new projects, Gemini. Be open to collaboration and work on improving your communication skills. Time for fun comes later.

SAGITTARIUS Nov 23/Dec 21



This is the week for exploring new ideas or planning a trip, Sagittarius. It's only a matter of time before you realize that adventure awaits. Get started on what awaits.

CANCER Jun 22/Jul 22



This week is all about self-care, Cancer. Take some time to focus on your emotional well-being and nurture it as much as you can. A midweek work opportunity could arise.

CAPRICORN Dec 22/Jan 20



Capricorn, try focusing on your long-term goals this week. Strategic planning will pay off in the long run. If you need help, seek a mentor who can offer advice.

LEO Jul 23/Aug 23



Leo, dive into artistic pursuits or share ideas with others this week, as your creativity will be shining brightly. A social engagement may bring new connections that lead to exciting prospects.

AQUARIUS Jan 21/Feb 18



A surprise opportunity might arise for you midweek, Aquarius. Don't hesitate to snatch it up quickly, as others also might be interested. Leave weekend plans open for now.

VIRGO Aug 24/Sept 22



Get down to business and organize your workspace or tackle a project that has been pushed aside, Virgo. If you feel overwhelmed, be sure to ask for some help from those you trust.

PISCES Feb 19/Mar 20



Pisces, if you feel your emotions are running high this week, try to channel your feelings into a creative project that will use them in a smart way. A friend may call asking for advice.



A tin soldier sits atop the outdoor area of the Notre Dame Apartments in Morinville, creating a festive visual in St. Jean Baptiste Park. - Stephen Dafeo Photo

SUDOKU

4	5	8	6	1	7	2	9	3
2	6	1	3	4	9	5	7	8
3	7	9	2	8	5	6	4	1
7	1	3	8	9	2	4	6	5
5	9	4	1	6	3	8	2	7
6	8	2	5	7	4	3	1	9
9	4	5	7	3	6	1	8	2
1	3	7	4	2	8	9	5	6
8	2	6	9	5	1	7	3	4

CROSSWORDS

T	A	B	S		T	S	P		A	A	R				
P	R	A	H	A		O	K	A		A	B	B	E		
A	C	R	I	D		L	A	N		B	A	U	D		
A	B	A	S	H		E	T	A		E	S	T	E		
					A	B	D	I	C	A	T	E	S		
P	A	R	I	S	H	I	O	N	E	R					
P	R	E	S	E	N	T		G	A	T					
T	A	B	O	R				H	O	F	F	A			
					A	M	P		P	A	U	C	I	T	Y
					P	A	R	I	S	F	R	A	N	C	E
H	Y	P	E	R	E	M	I	A							
T	A	A	L		S	L	A		R	A	B	B	I		
E	B	L	A		H	A	G		G	A	L	L	A	S	
A	E	O	N		A	C	E		A	B	A	M	P		
T	R	W			L	Y	S			A	B	B	A		



2 BEDROOMS IN LEGAL WITH OVERSIZED DOUBLE GARAGE

This cheery two bedroom comes with a NEW DECK, large backyard and a double detached 24'x38' garage. Pass the low maintenance front yard to enter into the living room with a large picture window with the first bedroom off the living room - could be used as a lovely office as well. Through the living room is an open concept kitchen and dining room with a double sink and pantry. In the south side of the house is the primary bedroom, four piece bathroom, and laundry room by the back door with room for a deep freeze. Downstairs is a partial basement with cold room and crawlspace for utilities. The fenced backyard has a brand new deck, access to the garage, and a sizeable garden next to the garage - if that's not enough space, there's also a driveway next to the house for RV parking! Within walking distance of parks and shops, and with easy highway access to head into Morinville or Edmonton; this home is perfect for a couple just starting out or looking to downsize. **\$239,900. Call Glenn to view.**

REDUCED PRICE \$205,000

79.5 ACRES OF LAND IN THORHILD COUNTY

Hay and bush land about 50 min north of Edmonton boundaries. About 50 acres has been in hay since 2008. Was previously grain land. It was aerated last fall and fertilized this spring. The 30 remaining acres is mature bush (some of it was logged about 5 or 6 years ago and is growing back nicely. Nice building sites with power along the north side and part of the west side. Mostly high rolling land with very little low land. Lots of moose and deer in the area. County bylaws should allow this land to be subdivided once more. Long term renter would be willing to keep renting the land. **\$205,000. Plus gst. Call Heather for more info.**

STUNNING 10.72 ACRES NEAR WASKATENAU

A gardeners delight with mature trees, flower beds, gazebo and garden area. Older home was added onto in 1996 and remodelled and features a mixture of old country charm and modern conveniences in this 1485 sq ft home. Some original doors and light fixtures, lots of modern white kitchen cabinets with granite countertops, gas fireplace, both main floor and bsmt laundry facilities, large back entrance and covered deck. Main floor has 2 bedrooms, 4 pce bath and large kitchen, dining room and living room. Bsmt has new flooring throughout the family room, bath (with corner jacuzzi tub) cold room and den. 32'x28' heated double garage was built in 2021 and is completely finished inside. Even has roughed in wiring for future electric car charger. 56'x20' metal clad cold storage shed and small barn. Completely fenced with new 5 strand barb wire fencing. Great opportunity for horses or hobby farm. About an hour from NE Edmonton, near Waskatenau. **\$550,000. Call Heather to view.**

GIBBONS BEAUTY

Welcome to this beautifully updated bilevel with a SECOND KITCHEN and IN FLOOR HEATING, freshly painted and ready for you! The main floor features two spacious bedrooms and a four piece bathroom, a bright living room with deck access, and a modern kitchen equipped with BRAND NEW APPLIANCES. Upstairs is a small bonus area and the primary bedroom, offering two closets and a FIVE-PIECE ENSUITE complete with a jacuzzi tub. The lower level boasts a SECOND KITCHEN, family room, two additional bedrooms, four piece bathroom, and a laundry room, with a SEPARATE ENTRANCE through a TRIPLE ATTACHED HEATED GARAGE making this home ideal for multi-generational living or entertaining! Outdoors offers plenty of room for the summertime, featuring a two-tier deck and a large backyard. **\$599,900. Call Glenn to view.**

3 BEDROOM HOME IN PIBROCH

Great starter or retirement home or rent it out. Has been rented in the past few years for \$950 per month plus utilities. Upgrades over the past years include metal roof, windows, and furnace. In the past 3 years the hot water tank has been replaced, bathroom renovated and new vinyl plank flooring was installed. Main floor features a large back entrance with laundry, good sized kitchen with plenty of wood cabinets, 4 pce bathroom, furnace room and huge living room. Upper floor has 3 bedrooms. Sits on a large 150x50' corner lot with plenty of room to add a garden or garage. Backs onto a park with basketball court, ball diamond, fire pit area and kids playground. Pibroch has city water and community sewer and an active community hall. It's only minutes away from Westlock with all the amenities you will need including a hospital and indoor swimming pool. **\$82,400. Call Heather to view.**

INVESTMENT OPPORTUNITY IN REDWATER

Tenant currently pays \$1250 a month including utilities and internet and TV. Good long term tenant would like to continue renting. Lot is zoned commercial. Quaint 400 sq foot house in downtown Redwater. Newer high efficiency furnace and windows. Single detached garage with back alley access. Buy as an investment or move into this tiny home for an affordable starter or retirement home **\$99,900. Call Janine to view.**

NEW LISTING NEWBROOK FARM

Enjoy privacy on this 160 acres at the end of a dead end road just a few minutes south of Newbrook. This cute 896 sq ft 2 bedroom 1 bathroom home was built in 1983 with 2"x6" walls and has been well kept. Upgrades over the years include flooring, kitchen cabinets, windows, ss appliances (stove and dishwasher new this year) shingles and bathroom renovations. Open living/kitchen concept, bay window and garden doors to a large covered deck add to this great home. There is a 32'x24' detached garage with addition on the back for more storage. Beautiful setting amongst large mature trees. The pasture land is all fenced and has dugouts for water and has been rented out for cattle pasture the last few years Perfect property for someone wanting a little privacy with lots of land for hunting or farming. Just about an hour to Edmonton. **\$459,900. Call Heather to view.**

2,78 ACRES NEAR BON ACCORD

2.78 acres of treed land on pavement 30 minutes north of Edmonton, in a beautiful setting close to Lily Lake. The property has two outbuildings - a 87x24 ft pole shed and a 30x12.5 ft storage shed. Close to power and gas, with the trees offering privacy from the road, this land is great for a new home or private storage. Easy access to Bon Accord and Gibbons for shopping and schools. **\$129,900. Call Glenn for more info.**

HUNTER'S PARADISE IN THORHILD COUNTY

109 acres of native bush land at the end of a dead end road just over an hour north of Edmonton. Property has been used as cattle pasture many years ago. Great hunting opportunities as it backs onto Cache Lake and borders crown land. Lots of wildlife in the area. Build your off grid property or tie into the grid as power runs along the road in front. Live year round, use it as a weekend getaway, hunting property or add to your pasture land. Close to Long Lake Provincial Park where there is a golf course, ski hill and great beach and boating. **\$175,000. Call Heather to view.**

GLENN FISHER TEAM

RE/MAX REAL ESTATE

Each office independently owned & operated. IRP Approved Agent

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