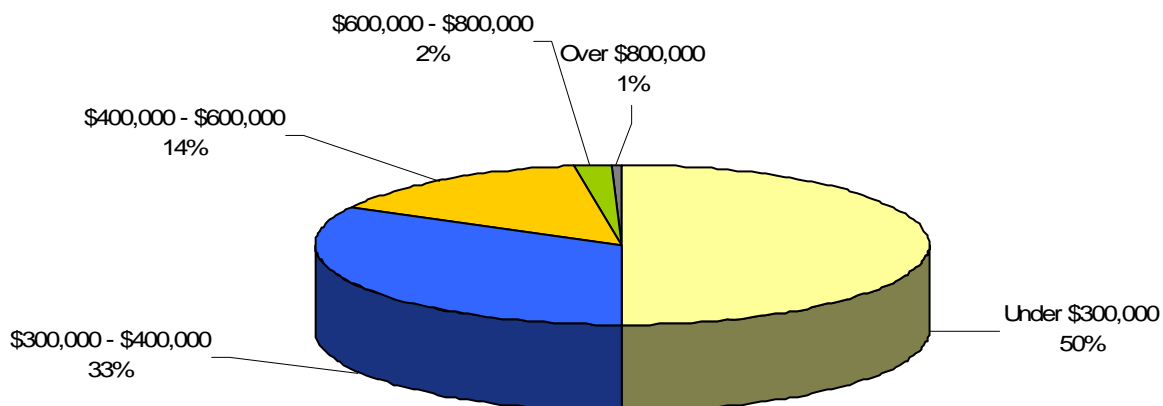


EDMONTON - CITY OF OPPORTUNITY!

A recent article in the Edmonton Sun calls Edmonton a city of opportunity! Don Campbell, head of the Real Estate Investment Network (REIN) says Alberta's economy is fundamentally strong and a smart place to invest in real estate. **"Every indicator is showing Edmonton to be the hot place for investment in the next five to seven years, in North America."** There are plenty of investment opportunities available, he said, offering townhouses as an example - a property that used to be worth \$250,000 at the peak in 2007 can be had for \$215,000 today. But rents haven't declined; they've gone up by 5% over the past 12 months. "Your return on investment is substantially better now than it was two years ago, or even 18 months." Source: Edmonton Sun, author Barry Hanson

Read the full article on our BLOG. Click on Categories / Market News at WeSellEdmonton.com.

**RESIDENTIAL SOLD PRICE
FEBRUARY 2009 MONTHLY SALES BY PRICE RANGE**



- The number of homes sales is on the rise with roughly half the sales occurring under \$300,000. This is a 10% change from February 2008, when only 40% of sales were under \$300,000.
- The busiest price range is \$250,000-\$300,000 with 20% of sales occurring in this range.
- There are lots of good properties to choose from in the starter home price range. That's great news for first time buyers who felt "locked out" of the market for the past few years!

www.WeSellEdmonton.com

ANSWERS

We have great properties for sale!



New Sarepta \$109,000



Royal Gdns \$158,000



Downtown \$189,000



Inglewood \$199,900



New Sarepta \$219,900



Beaumaris \$249,900



Beaumaris \$259,900



Keheewin \$297,900



St. Albert \$314,900



Ramsay Hts \$317,900



Strathcona \$345,000



Downtown \$359,900



McKernan \$369,900



Larkspur \$459,900



Tofield \$649,900



"Greatest thanks for a job well done! Your honesty and guidance to price our house appropriate to today's market and then get it sold is just what we wanted and needed. There is no doubt we will refer your company to others. Continue the great work!"
Jim and Sherry Noyes, Feb 10, 2009

for results...

View photos & virtual tours online!

Search
ALL MLS
LISTINGS
on our site!

WeSellEdmonton.com



Lendrum Place



Meyonohk



Callingwood



Strathcona



Oliver



Meadowlark Park



Leger

Each of our listings now has its own website, linked to www.WeSellEdmonton.com

The websites are named by address and buyers can view photos, get property details, and even book a showing online!

Go to www.WeSellEdmonton.com and click on **See All Listings**

Choose a home then click on "more..." to see a sample of this enhanced property presentation.

Visit our **BLOG** for the latest
news affecting real estate!

www.WeSellEdmonton.com

RECENT BLOG POSTS

- City of Edmonton allows More Secondary Suites
- Edmonton Google Trip Planner for Public Transit
- Affordable "Recession Red" Wine Picks

"Schmidt Realty Group provides excellent support & services. Their advice was invaluable. I would definitely use their services again."

Pat Routledge Feb 17, 2009

"Schmidt Realty Group had our best interests at heart."

Dallas & Jim MacLean Jan 21, 2009

call schmidt!



Presto Pasta!

At SCHMIDT we all love food, but we are also often pressed for time. A delicious meal in a few minutes quickly becomes a family favourite. This recipe was one of those “what’s in the cupboard” creations on a busy night at the Schmidt house. We hope you enjoy it!

- ≈ Pasta of your choice. We used fresh gnocci * and it cooks in under 5 minutes!
- ≈ 1/3 cup basil pesto *
- ≈ Juice of half a lemon
- ≈ 2 tablespoons Marinara * olive oil
- ≈ Garlic to taste. We love the garlic in a tube - you can find it in the produce section
- ≈ Roasted red pepper * drained, dried and diced into ½ inch pieces.
- ≈ Fresh grated parmesan cheese Reggiano * is our favourite!
- ≈ Fresh ground pepper.

* available at the Italian Centre



Combine the pesto, lemon, olive oil and garlic together. Cook the pasta, pour into a colander to drain. Toss the red pepper and pesto sauce briefly in the pot just to warm it. Toss the pasta back in the pot and stir to coat with the pesto. Top with fresh ground pepper to taste and a generous portion of fresh parmesan. Enjoy!



Spring is coming ... right?

Those of us who choose to live on the prairies must be born optimists. We somehow manage to believe each winter that our front yards will one day be green with grass, not white with snow! Realtors are born optimists too! Throughout the last few months when the market was a bit “chilly”, our team remained convinced that the sun would shine again for our sellers...

There is good news to report! The Edmonton market is beginning to thaw out at last. Buyers have emerged from their hibernation, and sold signs are springing up all over the city. First-time buyers make up a large portion of this market activity. Properties which show well, are well located, and are priced right are even commanding multiple offers in some cases! Our team has been involved in eight multiple offers so far this year! That’s a huge change from the last few months when it seemed multiple offers may have become extinct. It’s a good reminder that nothing is forever – good markets, bad markets, it’s all just “the market”.

As Larry’s Nana used to say **“It’s not the force of the gale, but the set of the sail.”** In challenging conditions it might take us a bit longer to get to our destination. We may need to tack a few more times. But if we if we keep an eye on the compass, if we watch the wind and the waves for changing conditions, and if we are prepared to adjust our sails as the market indicates, we will all reach safe harbour.



Kathy & Larry Schmidt
REALTORS and Broker Owners

www.WeSellEdmonton.com
your real estate resource