

BIDDING OPENS: Tues July 2, 2024

BIDDING CLOSES: Thurs July 4, 2024



54004 Hwy 748N
Edson, Yellowhead County

26.98 acres
home, attached garage, hot tub
heated shop, pastures
Minutes north of Edson



Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
780-542-4337
780-834-6888 - Fairview Office

Real Estate Services by:

Moore's Agri-Trade Ltd
Breton, AB
780-696-2249 (Trent)



Highlights of Real Estate Auction Terms

- 1. UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property will sell to the highest bidder without minimum or reserve.
- 2. AGENT OF THE SELLER:** Real Estate Brokerage (Moore's Agri-Trade Ltd) acts only as agent of the seller and not as agent of the Buyer. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
- 3. NO WARRANTY:** The Buyer shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.
- 4.** It is the **RESPONSIBILITY OF ALL BIDDERS** to review all information provided, including "Property Information Package" from the Real Estate Brokerage and the terms of this auction. All information provided is meant as a guide only. Bidders shall have satisfied themselves as to the descriptions, location and condition of the property prior to bidding. If clarification is required, it is the bidder's responsibility to obtain clarification from Real Estate Brokerage **prior to bidding**.
- 5. GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
- 6. DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
- 7. PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. **Note: These contracts will not be subject to any buyer's conditions.**

****TEAM SEKURA AUCTION MAIN SALE TERMS ALSO APPLY.**

NOTE TO BIDDERS

- When registering to bid you will be required to have a Letter of Confirmation of Funds from your bank. Letter of Confirmation must be on Bank Letterhead with your name & or company name & amount of funds you have access to that you wish to spend up to. This letter of confirmation will have to be emailed to TEAM Auctions.
- Internet Bidding Fees: 10% up to a max of \$5,000 per item
- If you are the successful bidder, to meet the obligations set by the federal government, you will be asked to verify your identification. You will also need to provide us with your lawyer info to complete the real estate transaction.

HIGHLIGHTS OF PURCHASE CONTRACT

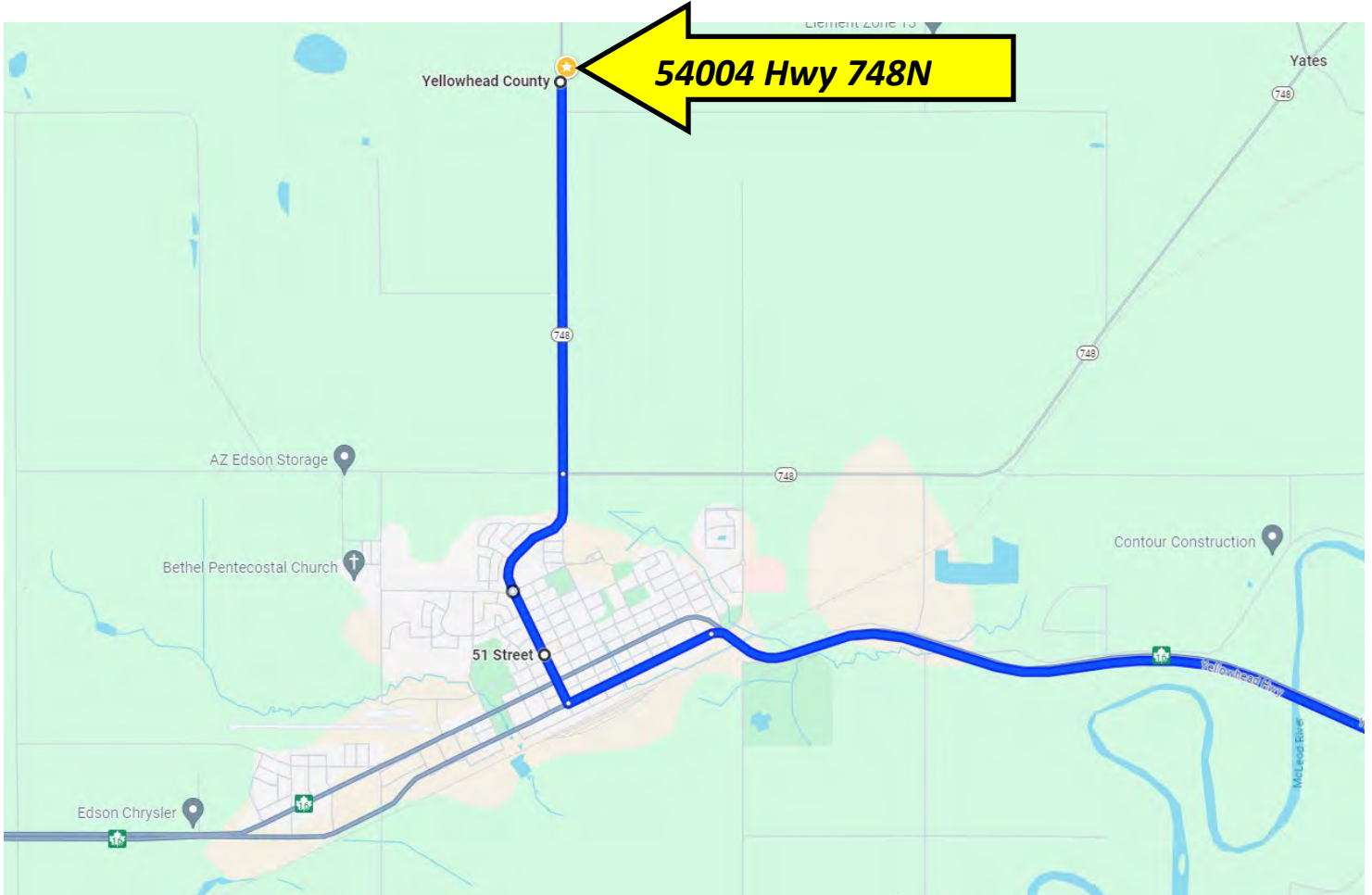
Copy of Purchase Contract is available - call 780-898-0729

Completion Day	AUGUST 7, 2024
Deposit	\$50,000.00 (non-refundable) bank draft or approved payment payable to Moore's Agri-Trade Ltd due from successful bidder upon close of bidding / signing of purchase contract. Cash and virtual currency will not be accepted.
Included Goods	Main Floor: electric stove, refrigerator, microwave oven, dishwasher, washer, dryer. Basement: electric stove, refrigerator
Excluded Goods	
Conditions	There are no Buyer Conditions.
Additional Terms	Buyer acknowledges & accepts: <ul style="list-style-type: none">- The Property sells as-is with no warranties of any kind whatsoever & specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.- that the water lines in the home are Poly B.- A Real Property Report will not be provided. Fences may or may not be on property lines. There is no fence on the north property line across the open pasture- The Seller has the legal right to sell the property.

Contract must be signed by successful bidder upon bidding closing

teamauctions.com

Location



Municipal Address	54004 Hwy 748N
Municipality	Yellowhead County
Legal Description	Plan 1125029 Blk 1 Lot 4
Land Size	26.98 acres
Land Use Zoning	Rural District
Property Taxes	\$2,893.11 (2023)
Deposit	\$50,000
Possession	August 7, 2024

DIRECTIONS:

From Hwy 16, Turn north onto 51st St Edson and remain on this road (which becomes Sectional Highway 748 North) for 4.5km. The property is the first driveway on the left after passing Twp Rd 540.

Google Maps Link:

<https://maps.app.goo.gl/VbxmEqyhStgNCLj86>

Co-ordinates: 53.629976, -116.434280

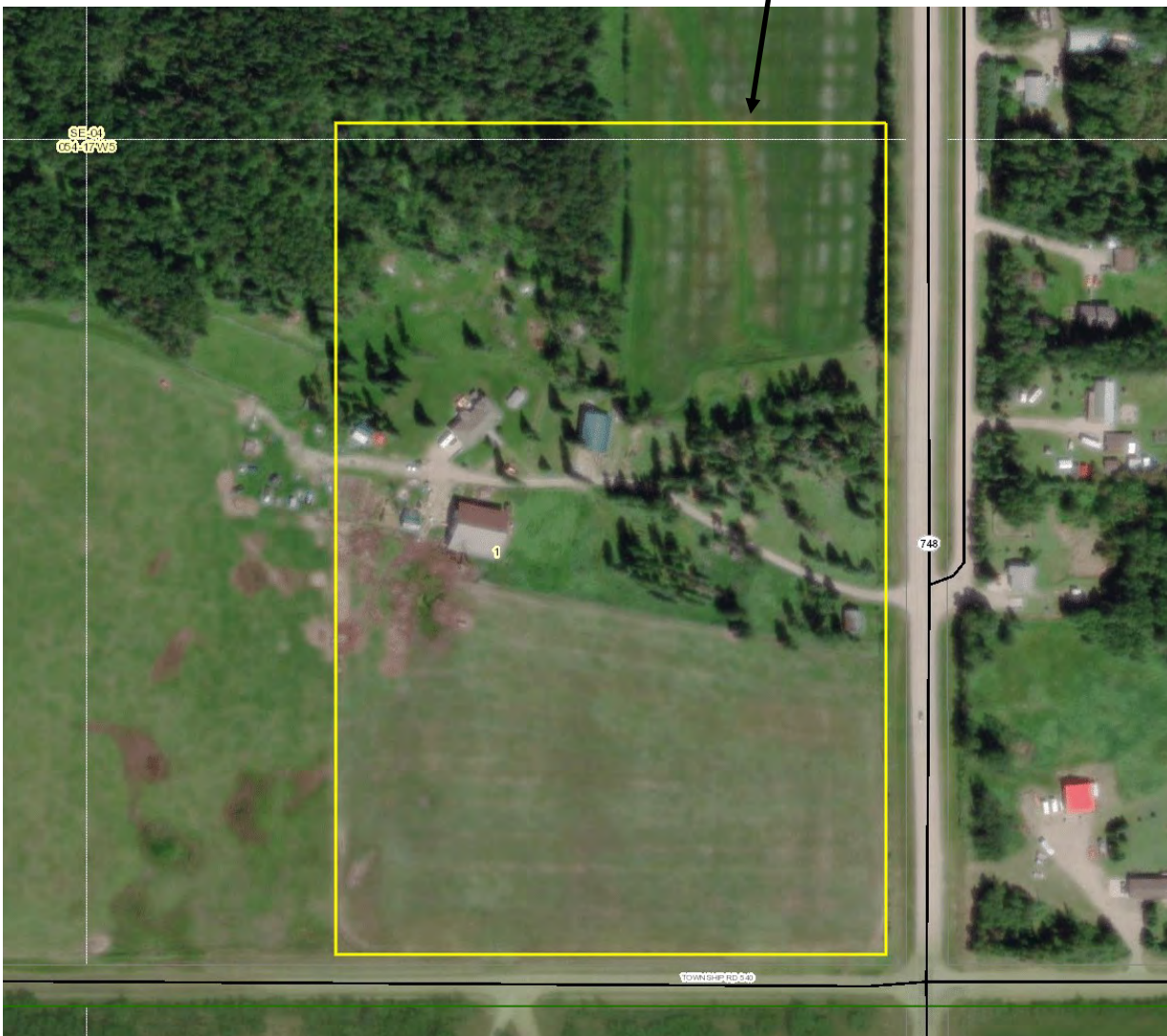
AERIAL of AREA



AERIAL



 There is no fence on property line across the open pasture



54004 Hwy 748N

This 26.98 -acre property is located just minutes north of Edson on paved Hwy 748N. Zoned as Rural District it has great potential for a hobby farm. Situated in a beautiful country setting, it is ideal for horses, or other livestock. The home has the WOW factor. The house boasts vinyl tile/planking throughout most of the home. The main floor features a stylish kitchen with oak cabinetry, granite countertops, a raised breakfast bar, a bright dining nook, and a formal dining room, spacious entry, living room with cathedral ceiling, and there is also a front office/bedroom, a master bedroom with an ensuite (vanity with 2 sinks and walk in shower) and walk-in closet, a second bedroom, a laundry/sewing room, and both a 4-piece and a 2-piece bathroom, and garage access.



The full walk-out basement includes a large family room with a wood stove and a patio door leading to firewood storage and the yard. There are built-in oak cabinets, a kitchen/dining area with oak cabinets, two bedrooms, an office, a 4-piece bathroom, and a utility room with laundry hook-ups and garage access. The property is landscaped, fenced, and cross-fenced for livestock. Two smaller paddocks are fenced for sheep. Note: the east portion of the north property line remains unfenced in the open pasture area. There are small dugouts in these paddocks. The south pasture was cow pasture and has in the past been used for hay production. The newly constructed 40x80 shop on the property features in-floor heating (wood boiler) and a backup natural gas furnace, along with a sunshine overhead door. This space is perfect for working on projects and storage. Potential man cave is located in the mezzanine level – great spot for gathering with friends. Lean-tos on each side of the shop provide additional storage space, with one end of the south lean-to being enclosed and equipped with an overhead door. Other buildings on the property include a chicken coop, two greenhouses, and a garden shed with an overhead door and wood storage and outdoor wood boiler. This property has too many features to list and is a must-see for anyone interested in a country lifestyle.

Check out the 3D tour of the home by clicking the link below

<https://my.matterport.com/show/?m=KgZzrgUkE8X&mls=1>

SERVICES:

Natural gas, drilled well, power, septic open discharge, phone line, basement & garage in-floor heat (gas boiler), forced air furnace for main floor. Shop heat - wood boiler and forced air furnace



Note water lines are Poly B. Please talk to your insurance company to discuss insurance. We have been informed that Portage Mutual Insurance or SGI Canada are insurance companies that may insure homes with Poly-B water lines.

Property Photos



54004 Hwy 748N



THE HOME:

Bungalow built in 1996 - 3 bedrooms/3 baths on main floor, 2 bedrooms / 1 bath in basement

Main floor kitchen features oak cabinetry, granite countertops, breakfast bar. Enjoy for morning coffee, or afternoon snack in bright eating nook. A formal dining room is across the hallway from kitchen just off the main entry. The living room with cathedral ceiling located beside the kitchen and features door access to the outdoor hot tub deck. The spacious primary bedroom has roomy walk in closet and 4 piece ensuite with dual sinks, stylish walk-in shower. A second bedroom with 2 closets and 4 piece main bath completes this end of the home. A third bedroom is located off the main entry - this could be potentially office space. At the other end of the home is a half bath, a laundry room with laundry sink and sewing desk and garage access door.

The basement is fully finished and has walk out access to the yard and the fire wood storage. Complete with a second kitchen with oak cabinetry & dining area, livingroom with freestanding wood stove (professionally installed), 2 bedrooms, 4 piece bath, den/family room, bonus room, mechanical room with garage access. There are laundry hookups located in the mechanical room.

Basement was updated approx. 6 years ago with vinyl planking. Shingles were replaced in approximately 2013. Main floor saw a number of updates approximately 1.5 years ago - vinyl planking installed, interior doors were replaced, and main floor walls were painted. Main floor fridge is approx. 3 years old and stove is between 5 & 6 years old. Washer is 2 years old. Main 4pce bath has ceramic tile floor.

Home exterior is stucco and accented with brick. Asphalt shingles. Concrete parking pad for garage. Concrete sidewalk to front door.

Regarding the suite in basement - Yellowhead County planning (780-723-4800) has indicated that short term accommodations including Air Bnb, a permit is required. Long term rental use does not require permit and it is recommended that a second address be applied for the suite. If you are planning on renting the basement suite contact Yellowhead County Planning and discuss your options.

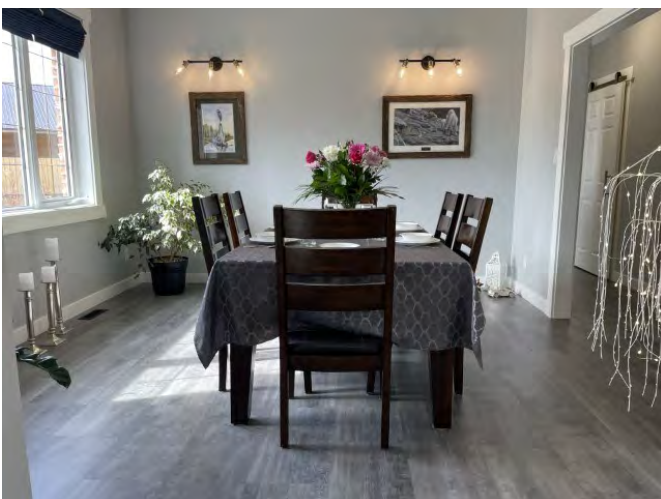
Property Photos - Home



Property Photos - Home



Property Photos - Home



Property Photos - Home



**PRIMARY
BEDROOM**



Property Photos - Home



**PRIMARY
BEDROOM
ENSUITE**



Property Photos - Home



BEDROOM - 2nd bedroom on main floor



***BEDROOM off Entry -
Bedroom or Office - you choose***

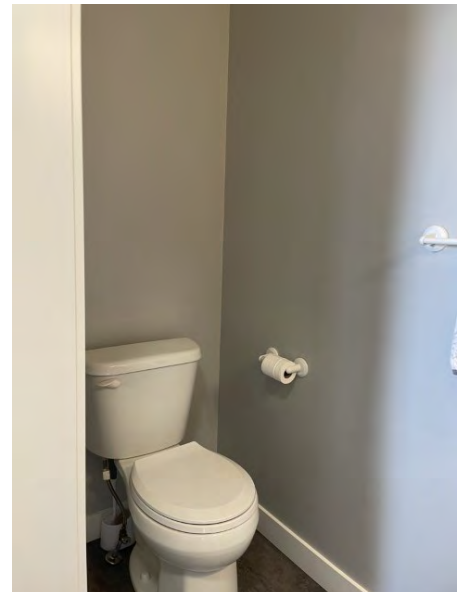


Property Photos - Home



MAIN FOUR PIECE BATH

**HALF BATH
By Laundry and
Garage Access**



Property Photos - Home



LAUNDRY with laundry sink and sewing counter/desk.

Property Photos - Home Basement



BASEMENT LIVING ROOM



Property Photos - Home Basement



BASEMENT WOODSTOVE & convenient fire wood storage



BASEMENT convenient outdoor access



Property Photos - Home Basement



BASEMENT KITCHEN & DINING AREA



Property Photos - Home Basement



BASEMENT BEDROOM with office area, 2 closets



Property Photos - Home Basement



BASEMENT BEDROOM (2ND)



Property Photos - Home Basement



***BASEMENT GAMES ROOM or
FAMILY ROOM or MOVIE ROOM
You choose....***



***BASEMENT
FOUR PIECE
BATH***

Property Photos - Home Basement

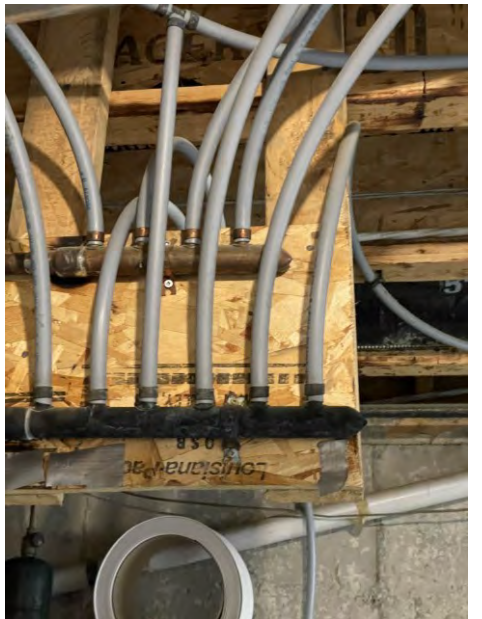


BASEMENT BONUS ROOM
Office, storage, or your choice...



BASEMENT STORAGE CLOSET

Property Photos - Home Basement



BASEMENT MECHANICAL ROOM

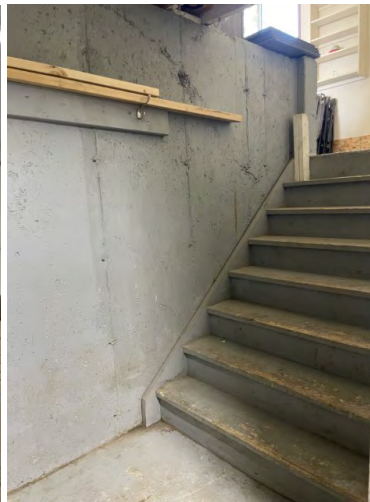
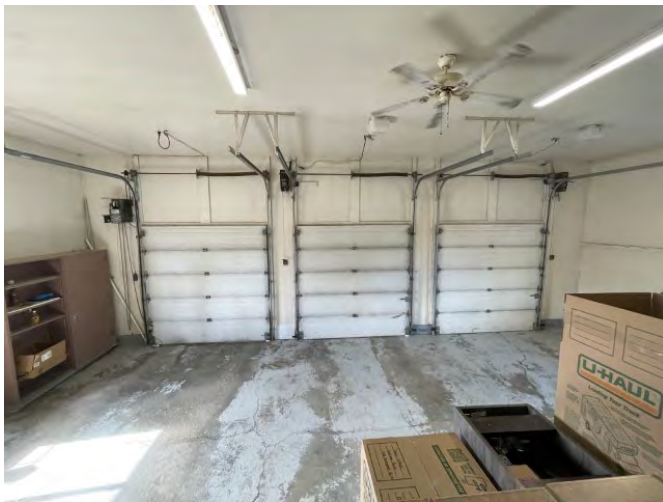
Note water lines are Poly B. Please talk to your insurance company to discuss insurance. We have been informed that Portage Mutual Insurance or SGI Canada are insurance companies that may insure homes with Poly-B water lines.

Property Photos - Attached Garage



ATTACHED TRIPLE GARAGE

- In-floor heat (gas boiler in mechanical room in basement)
- 3 overhead doors
- Boot wash area
- Interior access from both main and basement floors.



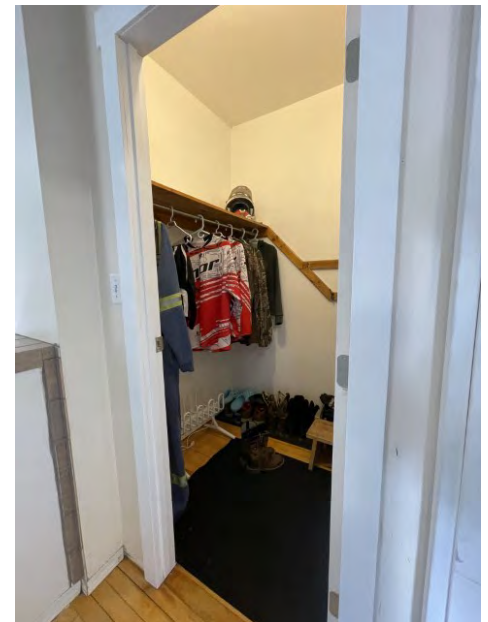
Stairs up from basement



Access from main floor by laundry room



Boot Wash & Stairs down from main floor



Closet at top of stairs at main floor access

Property Photos



***HOT TUB
"BeachComber"***



***SEPTIC TANKS
at corner of home***



***WATER WELL
Located in north lean to on shop***

SHOP



THE SHOP

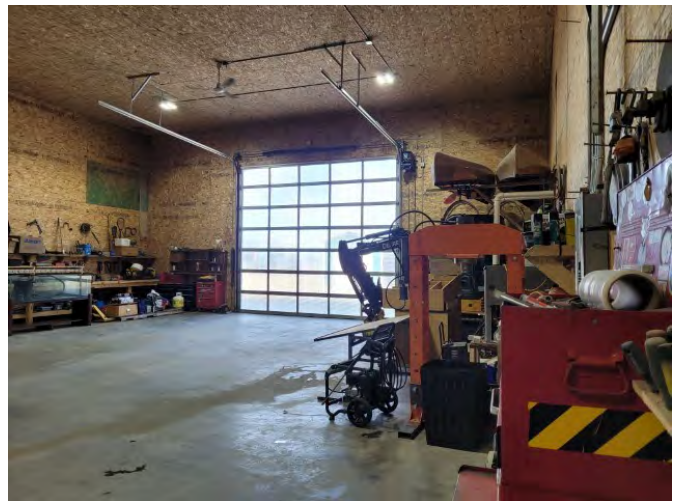
- construction of shop was started approximately 5 years ago
- 40x80 with 11'10 x 80' open lean-to north side and 20'x80' lean-to on the south side. The south lean-to has a 20x40 enclosed shop with 220 wiring and manual overhead door. The balance of that side is open lean-to.
- concrete floor, in floor heat (outdoor 'HEATMOR' wood boiler) with glycol in lines. There is a backup forced air furnace for those times when you are away.
- OSB lined and insulated
- Clear sunshine door with auto opener
- main shop is 40x60, with 20x40 spaces that is split into 2 enclosed shop/storage areas.
- The 20x40 upper mezzanine area over the enclosed shop/storage areas is the man cave area.



Furnace - used as backup heat source when not home to add wood to Wood boiler. In-Floor heat has glycol in lines.



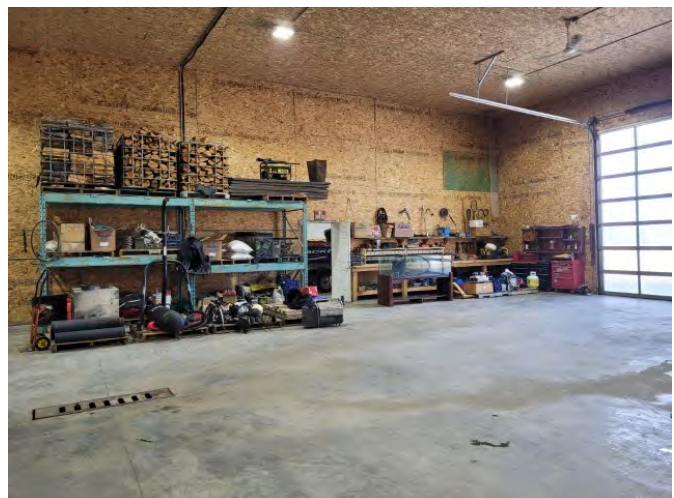
Property Photos - Shop



40x60 Main area in shop



Area on east end of shop - under mezzanine



Property Photos - Shop



Enclosed area (40x20) on the south lean to with overhead door. This area has 220 plug.



MAN CAVE
Upper Mezzanine



Property Photos - sheds



Property Photos - sheds



Property Photos - Greenhouses



Property Photos



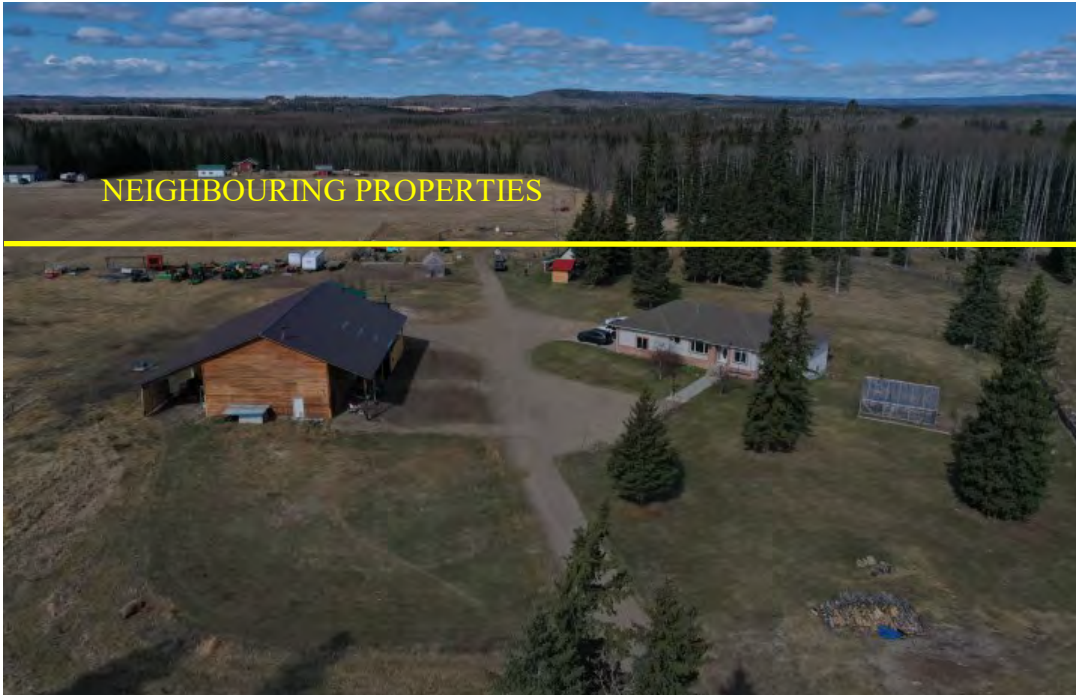
Property Photos



Property Photos



Property Photos



Property Photos



TEAM AUCTIONS

Sekura Auctions Since 1966

Serving Western Canada!

BOOK YOUR AUCTION NOW!

To download the
TEAM Auctions App



BOOK YOUR AUCTION NOW!

Drayton Valley, AB

HEAD
OFFICE

(780) 542-4337

Fairview, AB

NORTHERN
ALBERTA

(780) 834-6888

Taber, AB

SOUTHERN
ALBERTA

(403) 634-4189

Kamloops, BC

BRITISH
COLUMBIA

(250) 212-1707

VISIT OUR WEBSITE TO VIEW ALL OUR UPCOMING AUCTIONS!

www.teamauctions.com