

Unreserved Real Estate Auction

Bidding Opens: 9 AM – Sat, Apr 24

Bids Start Closing: 9 AM – Tue, Apr 27

**2 Bedroom Condo
#301 4900 54 Ave
Drayton Valley, AB**



Highlights of Terms & Conditions

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property(s) will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Real Estate Brokerage (Reimax Vision Realty) 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. All information provided is meant as a guide only. 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. 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
4. **GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
5. **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.
6. **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.

Basic Property Info

Motivated Seller...Move in ready! 2 bedroom, 1 bath condo in Lavender Lane. Enjoy your summer evenings on the south facing balcony, that has 2 good size storage areas at either end. As you walk in the kitchen is a good size with plenty of counter space. Great floor plan with the bedrooms to the left and in-suite laundry at the end. Appliances are about 7 years old. Nice size living room and patio doors to enjoy the view of downtown. Lavender Lane is a 45+ building located close to all amenities, with heated parking.

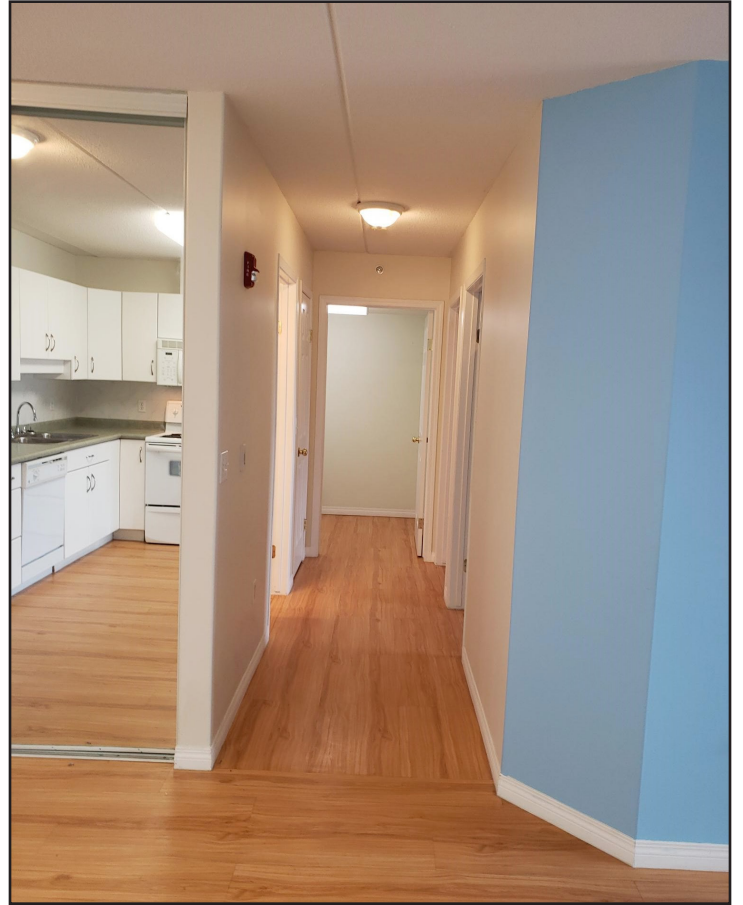


Type	Lowrise Apartment
Style	Single Level Apartment
Year Built	2003
Tot A.G. Sq Ft	731.95
Full Baths	1
Half Baths	0
Bdrms Total	2
Flooring	Laminate Flooring, Linoleum
Construction	Steel Frame
Roof	Asphalt Shingles
Exterior	Vinyl
Heating Type	Hot Water
Heat Source	Natural Gas
Site Influences	Shopping Nearby, View Downtown
Features	Air Conditioner, Detectors Smoke, Intercom, Laundry-In-Suite, No Animal Home, No Smoking Home, Patio, Security Door, Social Rooms, Television Connection
Goods Included	Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Stove-Electric, Washer
Restrictions	AGE, NOPET, R-COV
Condo Fee	\$348 / month
Condo Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Reserve Fund Contribution, Water/Sewer
Taxes 2020	\$1,270.95
Front Exposure	South
Parking	Heated, Parkade, Stall

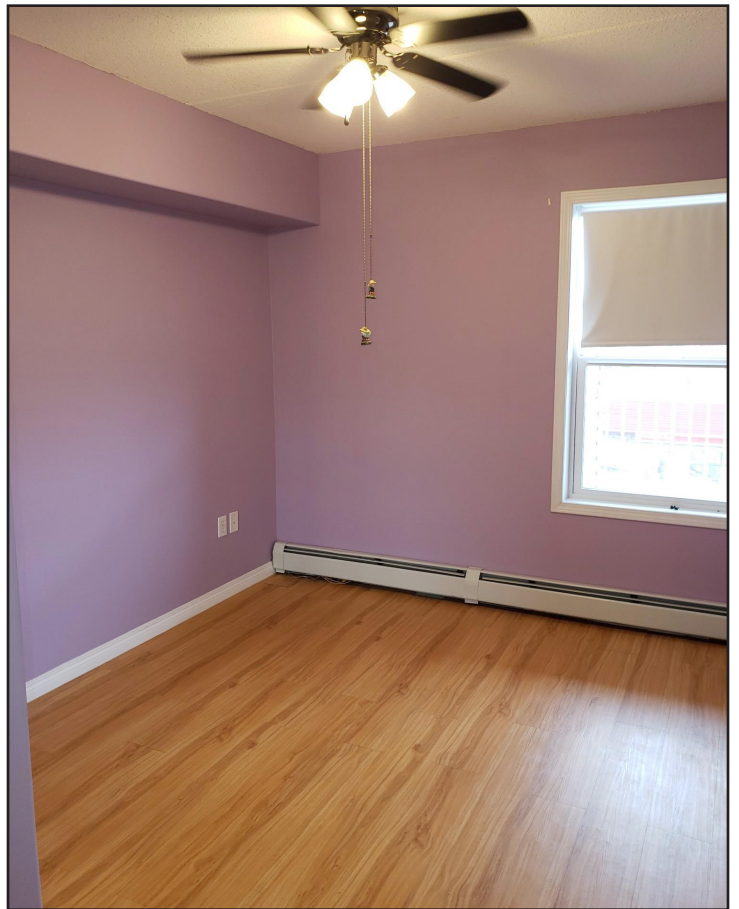
Property Photos



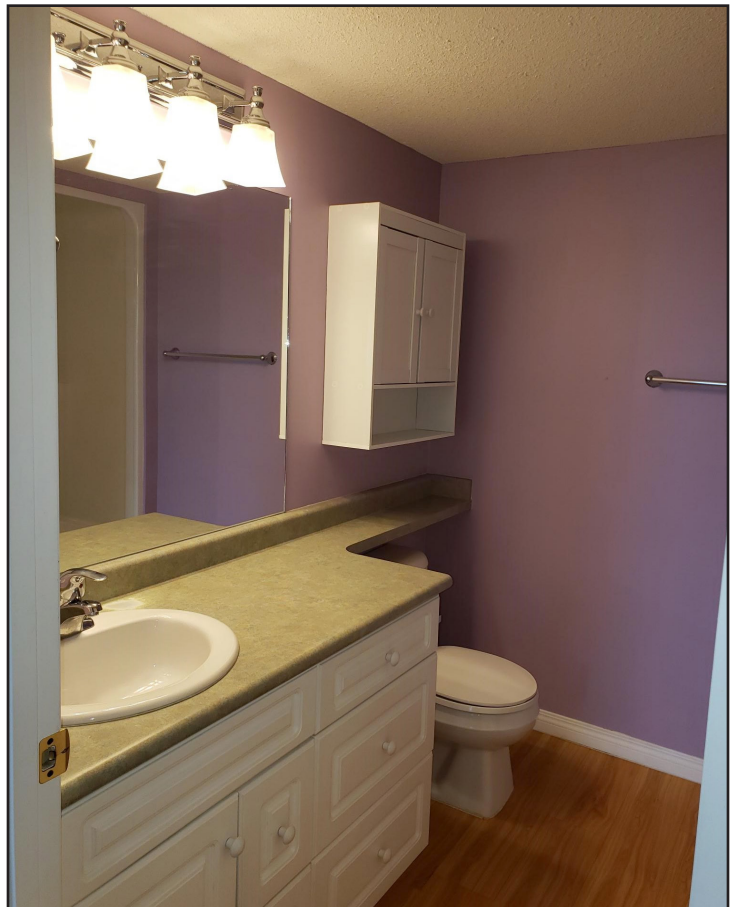
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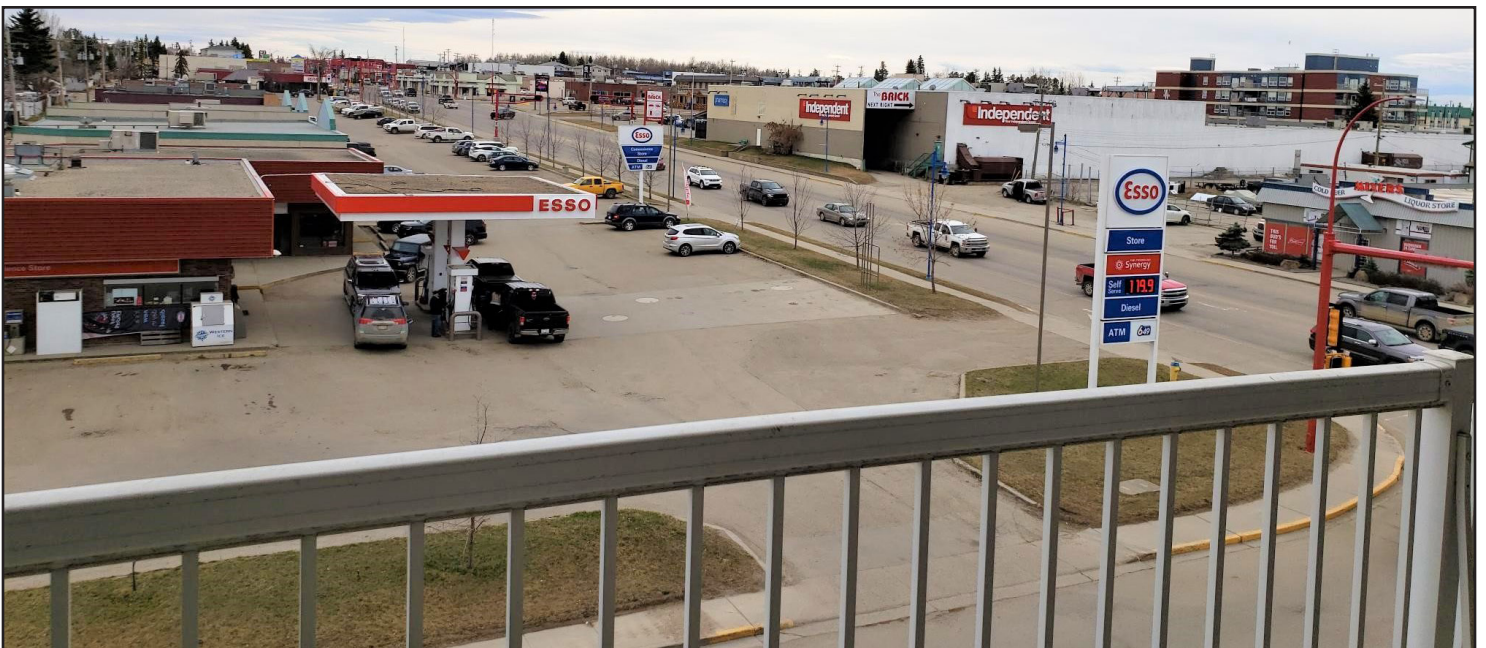
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