

# Unreserved Real Estate Auction

**Bidding Opens: 9 AM – Mon, Oct 26**

**Bidding Closes: 5 PM – Thu, Oct 29**

**Top Floor Condo 2 Bedroom 1.5 Baths  
#402 4900 54 Ave (Lavender Lane)  
Drayton Valley, AB**



**TEAM** Head Office  
**AUCTIONS** Drayton Valley AB  
780-542-4337  
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Dannielle Dearman  
780-514-6657  
RE/MAX Vision Realty



# Terms & Conditions

1. 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 (RE/MAX 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 of \$10,000 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

GREAT PRICE, MOVE IN READY! This very well maintained TOP FLOOR, 2 bdrm., 1.5 bath condo in LAVENDER LANE is ready for you. The suite is painted in neutral tones plus stylish LAMINATE FLOORING THROUGHOUT the home-no carpet! It has a very open concept, with natural tone wood cabinets and a very spacious kitchen. Off the living the room is the second bedroom/den with double doors which could be used as an office or bedroom. The master bedroom features a two piece en suite. In-suite laundry, air conditioning, huge balcony which has TWO enclosed storage areas at each end and a south view! This is an adult living condo which features a large socializing room with kitchen for crafts/games or visiting friends. Assigned outdoor parking stall. LAVENDER LANE is close to all amenities, some within walking distance to grocery store, bank, medical clinic, restaurants, etc.



Type	Lowrise Apartment
Style	Single Level Apartment
Year Built	2003
Tot A.G. Sq Ft	748.42
Full Baths	1
Half Baths	1
Bdrms Total	2
Flooring	Laminate Flooring, Linoleum
Construction	Wood Frame
Roof	Asphalt Shingles
Exterior	Vinyl
Heating Type	Hot Water
Heat Source	Natural Gas
Site Influences	Back Lane, Shopping Nearby
Features	Air Conditioner, Deck, Laundry-In-Suite, Recreation Room/Centre, Social Rooms, Storage-In-Suite
Goods Included	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Restrictions	Adult Living
Condo Fee	\$315.00
Condo Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Reserve Fund Contribution, Water/Sewer
Taxes 2020	\$1,329.06
Front Exposure	South
Parking	Assigned outdoor stall



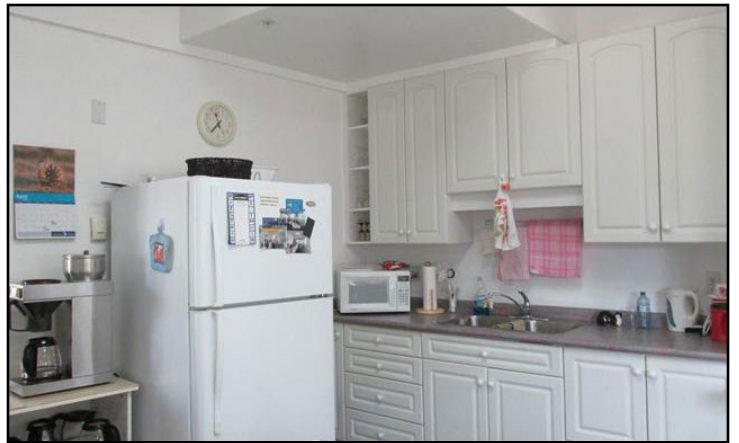


# Building Exterior





# Common Areas

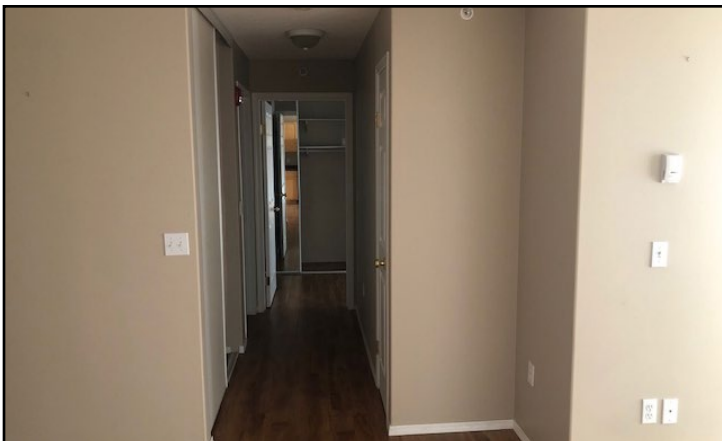
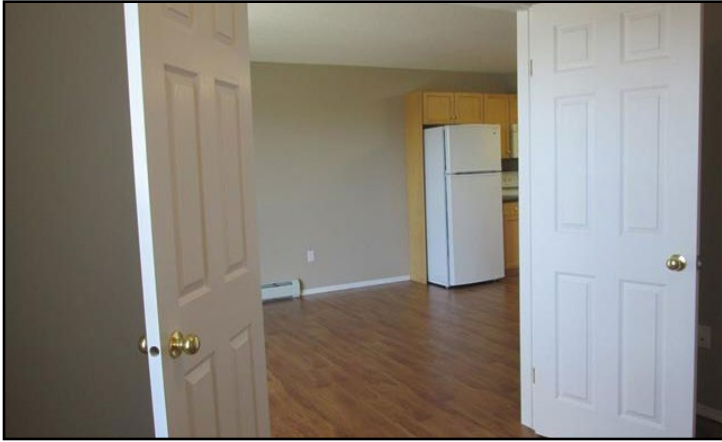


# Condo Interior





# Condo Interior



# Condo Interior / View







# **TEAM** **AUCTIONS**

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