

BIDDING OPENS: 9 AM Mon, Mar 21

BIDDING CLOSES: 9 AM Wed, Mar 23



#307 Lavender Lane

4900 54 Ave, Drayton Valley, AB

2 Bedroom Condo

Underground Parking, Enclosed Patio, East Facing!

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

Head Office - Drayton Valley, AB
780-542-4337

Real Estate Services by:

RE/MAX Vision Realty
Dannielle Dearman
780-514-6657



Terms & Conditions Highlights

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 ((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.
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: 5% up to a max of \$1,500 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.

Basic Property Info

SELLING BY UNRESERVED TIMED AUCTION MARCH 21-23, 2022 by TEAM Auctions!! ADULT LIVING AT LAVENDER LANE WITH UNDERGROUND PARKING. This 45+ condo is located in the heart of Drayton Valley close to all amenities including grocery store, doctor/ dental office, bank, pharmacy & across the street is a convenience store. The suite has an ENCLOSED SUN ROOM ON THE DECK allowing you to enjoy the extra space and the outdoors along with a storage unit. This 2 bedroom, 2 bath unit is very spacious; living room features large windows allowing the natural light in, kitchen has plenty of cupboard space, updated appliances and updated washer & dryer. The bedrooms are a generous size & the master bedroom features a two piece ensuite. In suite laundry room with extra cabinets for your convenience. Air conditioning is a bonus for the hot summer days! The building offers a common meeting room for crafts & games or socializing with friends, small kitchen and a good sized parking stall in the HEATED and secure INDOOR PARKADE.



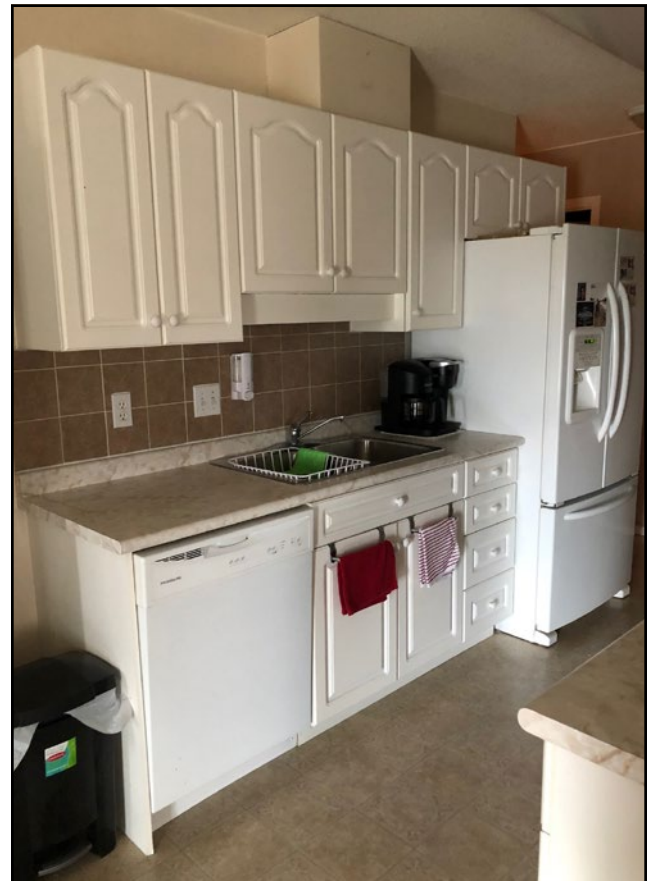
Type	Lowrise Apartment
Style	Single Level Apartment
Year Built	2003
Tot A.G. Sq Ft	1013.97
Full Baths	1
Half Baths	1
Bdrms Total	2
Flooring	Carpet, Linoleum
Construction	Wood Frame
Roof	Asphalt Shingles
Exterior	Vinyl
Heating Type	Hot Water
Heat Source	Natural Gas
Site Influences	Back Lane, Low Maintenance Landscape, Shopping Nearby
Features	Air Conditioner, Deck, Laundry-In-Suite, Social Rooms, Storage-In-Suite, Sunroom
Goods Included	Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Restrictions	Adult Living, No pets allowed, Restrictive Covenant-Bldg
Condo Fee	\$448.10
Condo Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Reserve Fund Contribution, Water/Sewer
Taxes 2021	\$1,548.42
Front Exposure	East facing
Parking	Heated, Parkade, Stall



Full listing @ teamauctions.com

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Property Photos



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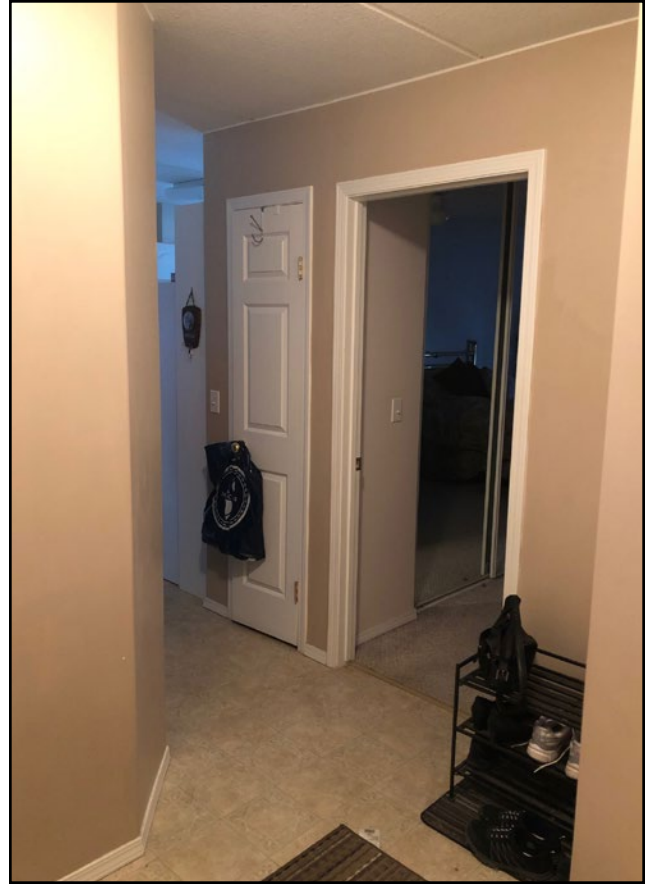
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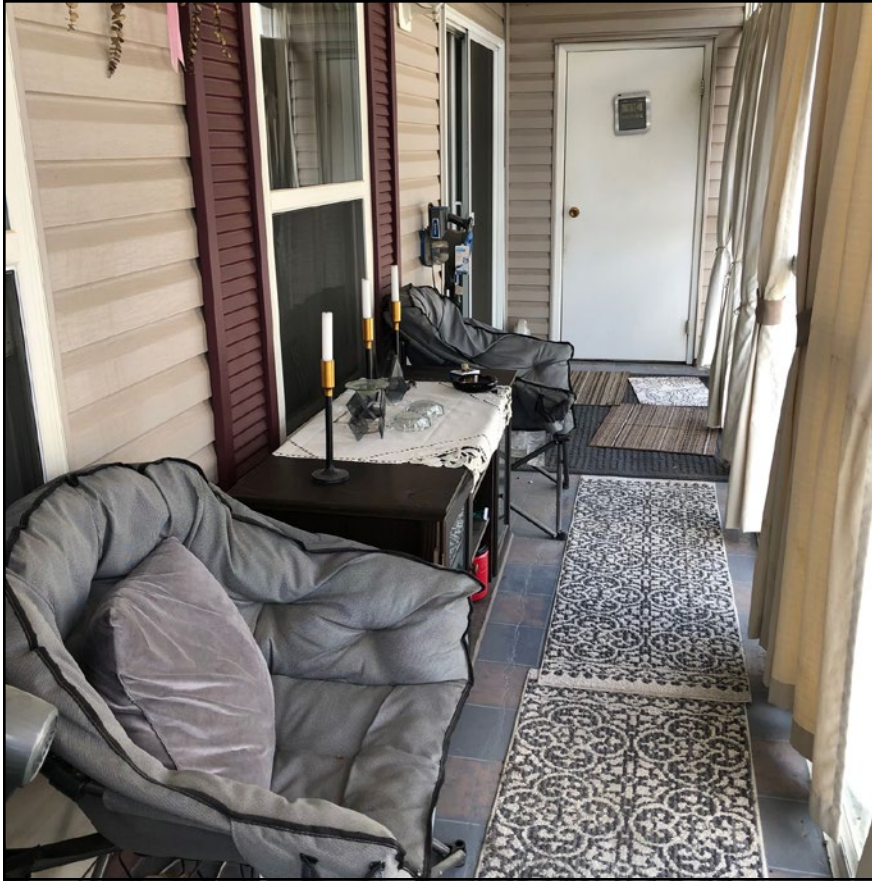
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