

**BIDDING OPENS:** Tues Aug 23, 2022

**BIDDING CLOSES:** Thurs Aug 25, 2022



**Unit 6 10616 123 St - Richmond Arms Condominium, Edmonton, AB**

**One Bedroom One Bath Basement Level Condo**

**Freshly painted, new flooring, lights, counter tops, sinks, faucets  
Minutes from MacEwan, public transit, trendy 124th Street, Oliver Square  
& the Brewery District**

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Real Estate Services by:

Moore's Agri-Trade Ltd  
Breton, AB  
780-898-0729



# 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: 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.

## HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	September 8, 2022
Deposit	<b>\$ 10,000 (non-refundable)</b> bank draft or approved payment payable to Moore's Agri-Trade Ltd <b>due from successful bidder upon close of bidding / signing of purchase contract.</b> Cash and virtual currency will not be accepted.
Included Goods	Fridge, stove, hood fan
Excluded Goods	N/A
Conditions	There are no Buyer or Seller Conditions.
Additional Terms	<ul style="list-style-type: none"><li>• The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.</li><li>• No Real Property Report will be provided.</li></ul>

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

**Contract must be signed by successful bidder upon bidding closing**

**teamauctions.com**



# Unit 6 - Richmond Arms Condominium



Municipal Address	Unit 6 10616 123 St
Municipality	Edmonton
Community	Westmount
Legal Description	Plan 7621786 Unit 6
Year Built	1969
Unit Factor	374
Condo Fee (monthly)	\$286.09
Size	634.41 sq ft
Property Taxes	\$793.55
Deposit	\$10,000
Possession	Sep 8, 2022

## THE CONDO - Quiet Corner Unit

1 bedroom 1 bath condo in Richmond Arms Condominium

Conveniently located next door to condo laundry facilities

Assigned parking with plug-ins

Minutes from MacEwan, NAIT, public transit, trendy 124th Street, Oliver Square, Brewery District—Great shopping, restaurants, markets & entertainment within walking distance. Close to walking, jogging and bicycle trails. Close to parks.

Monthly Condo Fee: \$286.09

[Click here for 3D TOUR of Unit 6](#)

### Updates:

- Freshly painted and renovated
- New Vinyl Plank flooring in kitchen, bathroom, closets, & storage room
- New drywalled textured ceilings, modern California knock down texture creating a quiet unit with increased sound proofing.
- New counter tops, sinks, faucets, light fixture, curtains and curtain rods
- Convenient entry to condo through locked electronic security door with a short flight of stairs to unit.

**Monthly Condo Fee: \$286.09 - Condo Documents available for review 780-898-0729 (text request for Condo Docs)**

Condo Fee Includes:

Janitorial of Common Areas  
Insurance of Common Areas  
Exterior Maintenance

Landscape & snow removal  
Parking  
Professional Management

Utilities of Common Areas  
Heat, water & sewer  
Reserve Fund Contribution

# Information Sheet for Condo

## THE OWNERS: CONDOMINIUM PLAN NO. 762 1486 (RICHMOND ARMS CONDOMINIUMS)

### INFORMATION SHEET

*Pursuant to Section 44 of The Condominium Property Act*

**Effective: July 12, 2022**

**RE: Legal Description Unit(s) #6, Plan 7621486**

**Municipally Known as 6, 10616 - 123 Street, Edmonton Alberta T5N 1P2**

Regarding the above referenced condominium and units thereof, pursuant to Section 44 of the Condominium Property Act, RSA 2000, Chapter C-22, please be advised as follows to the best of our knowledge:

- a) Amount of any contributions due and payable in respect of the unit: **The common expense levy for the above noted unit for the fiscal period April 1, 2022 to March 31, 2023 is \$3,433.08 payable in twelve (12) monthly installments of \$286.09 due on or before the first day of each month.**
- b) (i) There is no action commenced against the corporation and served on the corporation.  
(ii) There is no unsatisfied judgement or order for which the corporation is liable; and  
(iii) There is no written demand made on the corporation for an amount in excess of \$5,000 that, if not met, may result in action being brought against the corporation.
- c) A copy of the current management agreement may be ordered separately.
- d) There is no subsisting recreational agreement.
- e) There is no post tension cables located anywhere on or within the property.
- f) A copy of the budget may be ordered separately.
- g) A copy of the most recent financial statements may be ordered separately.
- h) A copy of the bylaws of the corporation may be ordered separately.
- i) A copy of any minutes of proceedings of a general meeting of the corporation may be ordered separately.
- j) The amount of the capital replacement reserve fund is approximately **\$204,020.91 as of June 30, 2022.**
- k) The monthly contribution is **\$286.09 is due on the 1<sup>st</sup> of each month.** Fees are allocated based on Unit Factor.
- l) The **unit factor is 374** and is based on the condominium plan unit factor.
- m) The Corporation is not aware of any structural deficiencies
- n) There are no lease agreements, exclusive use agreements or parking stall or storage unit agreements.

### SKYLINE PROPERTY MANAGEMENT INC.

On behalf of the Board of Directors

Per:

Seang Hem  
Broker/Owner

Skyline Property Management Inc. | #418, 9945 50 Street | Edmonton, Alberta T6A 0L4

Tel: 780-577-1761 | Fax: 780-328-6488 | Email: [reception@skylineproperty.ca](mailto:reception@skylineproperty.ca) | website: [www.skylineproperty.ca](http://www.skylineproperty.ca)



# Property Photos

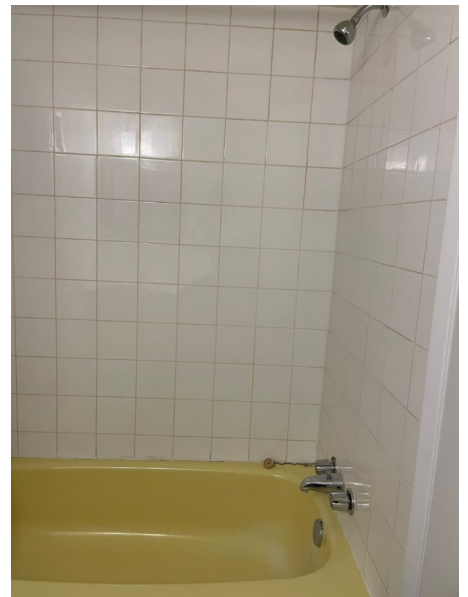




# Property Photos



The Living Room



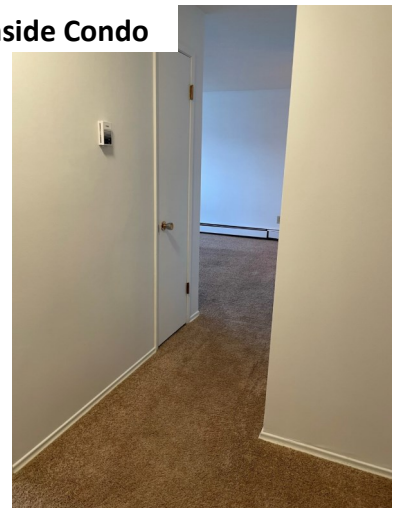
# Property Photos



**The Bedroom**



**Hallway inside Condo**



**Kitchen Pantry**



**Storage room**



**Entry closet**



# Property Photos



**COMMON AREA - STAIRS**



**COMMON AREA - HALLWAY**

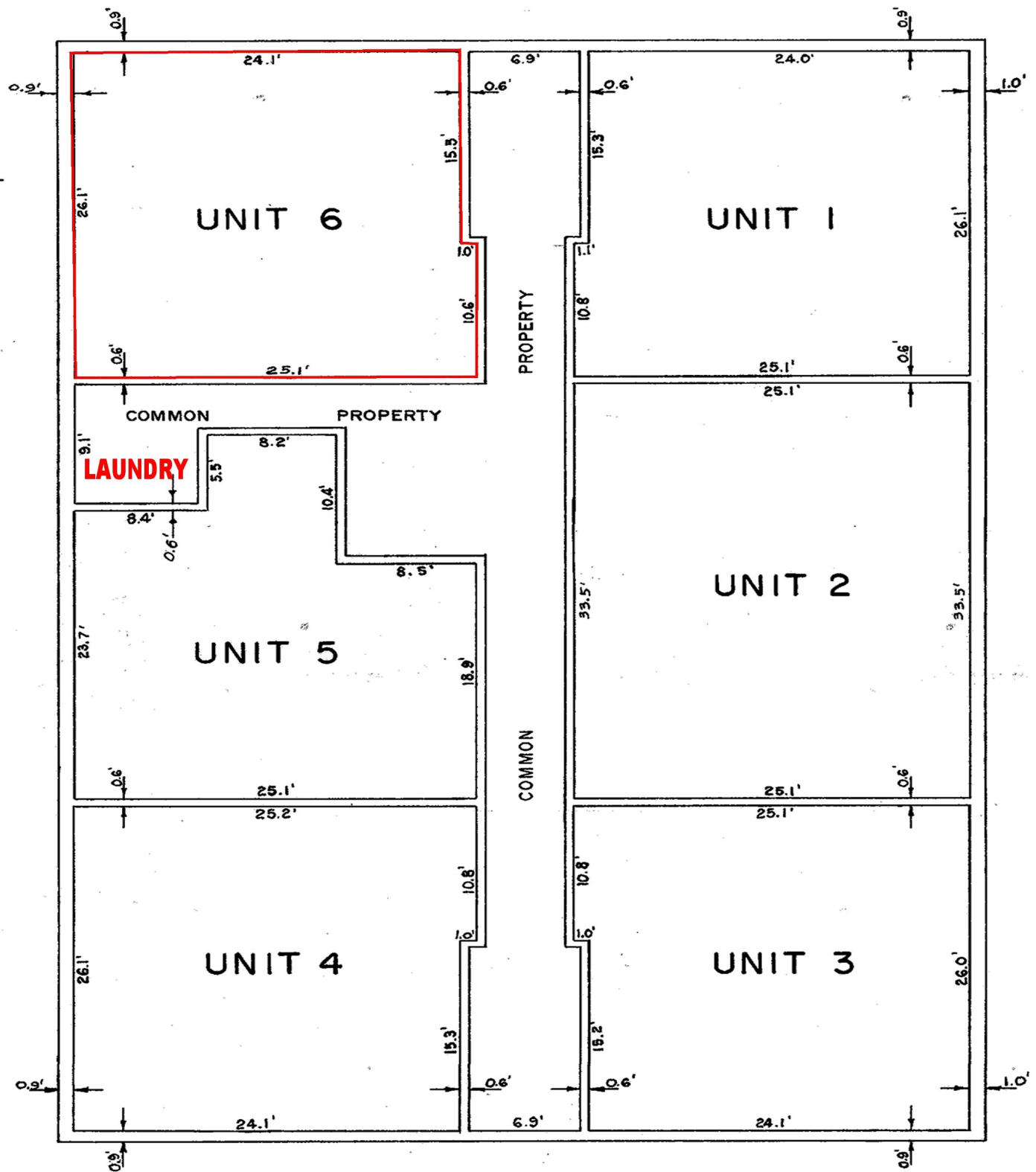


**COMMON AREA - LAUNDRY FACILITY**





# Basement Floor Portion of Survey Plan



BASEMENT FLOOR

SCALE : 1" = 10'

## Unit Factor Table from Survey Plan

UNIT NUMBER	UNIT FACTOR	TOTAL AREA IN SQ. FT. (APPROX.)
1	373	638
2	491	841
3	372	637
4	374	640
5	350	599
6	374	640
7	393	652
8	511	848
9	393	652
10	394	654
11	511	848
12	393	653
13	556	923
14	715	1187
15	709	1178
16	557	925
17	558	927
18	703	1168
19	714	1186
20	559	929
TOTAL	10,000	



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