

BIDDING OPENS: Tues Aug 23, 2022

BIDDING CLOSES: Thurs Aug 25, 2022



Note firepit is not included

4708 54 Ave, Wildwood

Half acre treed lot

Sale Managed by:

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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 9, 2022
Deposit	\$ 5,000 (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	N/A
Excluded Goods	N/A
Conditions	There are no Buyer or Seller Conditions.
Additional Terms	<ul style="list-style-type: none">• The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property, environmental or otherwise.• No Real Property Report will be provided.

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

Contract must be signed by successful bidder upon bidding closing

4708 54 Ave, Wildwood



Municipal Address	4708 54 Ave
Municipality	Yellowhead County
Community	Wildwood
Legal Description	Part of NE27-53-9-W5
Lot Size	0.50 acres
Land Use Zoning	Urban Neighbourhood District
Property Taxes	\$122.13
Deposit	\$5,000
Possession	Sep 9, 2022

Half acre treed lot with driveway and small clearing located on east side of Wildwood a short distance from the school

Property Photos



Description by Metes & Bounds



LAND TITLE CERTIFICATE

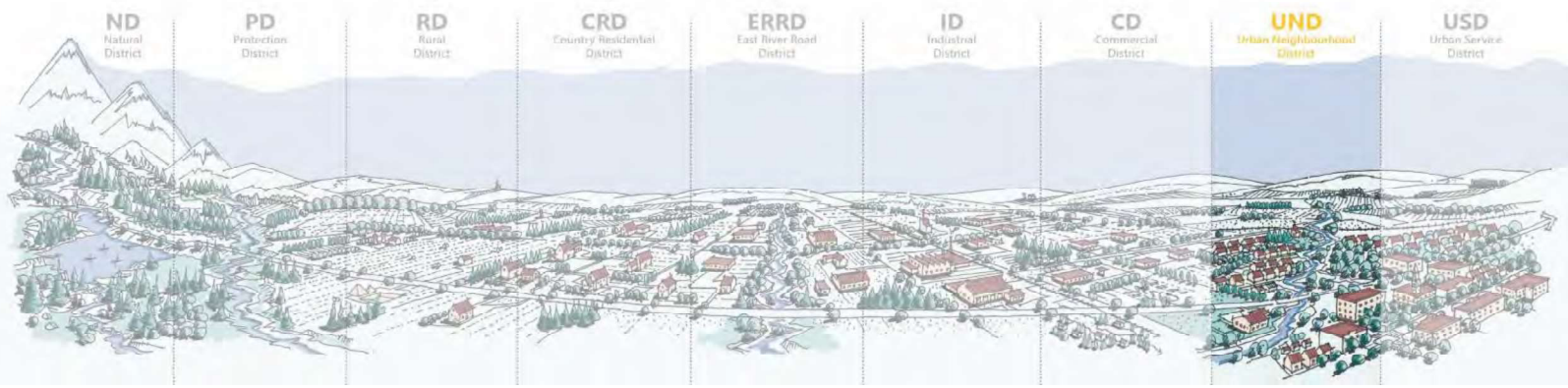
S	LINC	SHORT LEGAL	TITLE NUMBER
	0017 154 378	5;9;53;27;NE	102 381 289

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION TWENTY SEVEN (27) TOWNSHIP FIFTY THREE (53) RANGE NINE (9) WEST OF THE FIFTH MERIDIAN

DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST BOUNDARY OF THE SAID QUARTER SECTION FOUR HUNDRED AND SEVENTEEN AND FOUR TENTHS (417.4) FEET SOUTHERLY FROM THE NORTH EAST CORNER THEREOF, THENCE WESTERLY AND PARALLEL TO THE NORTH BOUNDARY OF THE SAID QUARTER SECTION TWO HUNDRED AND EIGHT AND SEVEN TENTHS (208.7) FEET MORE OR LESS, TO THE EAST BOUNDARY OF BLOCK (B) AS SHOWN ON PLAN 983ET, THENCE SOUTHERLY ALONG THE SAID EAST BOUNDARY TO THE NORTH LIMIT OF THE ROAD AS SHOWN ON ROAD PLAN 5844CL, THENCE EASTERLY ALONG THE SAID NORTHERLY LIMIT TO THE EAST BOUNDARY OF THE SAID QUARTER SECTION, THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY TO THE POINT OF COMMENCEMENT, CONTAINING .308 HECTARES (0.76 OF AN ACRE) MORE OR LESS

EXCEPTING THEREOUT: ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST BOUNDARY OF THE SAID QUARTER SECTION FOUR HUNDRED AND SEVENTEEN AND FOUR TENTHS (417.4) FEET SOUTHERLY FROM THE NORTH EAST CORNER THEREOF, THENCE WESTERLY AND PARALLEL TO THE NORTH BOUNDARY OF THE SAID QUARTER SECTION EIGHTY (80) FEET, THENCE SOUTHERLY AND PARALLEL TO THE EAST BOUNDARY OF THE SAID QUARTER SECTION TO THE NORTH LIMIT OF THE ROAD AS SHOWN ON ROAD PLAN 5844CL, THENCE EASTERLY ALONG THE SAID NORTHERLY LIMIT TO THE EAST BOUNDARY OF THE SAID QUARTER SECTION, THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY TO THE POINT OF COMMENCEMENT, CONTAINING .105 HECTARES (0.26 OF AN ACRE) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS



2.9 URBAN NEIGHBOURHOOD DISTRICT

2.9.1 General Purpose

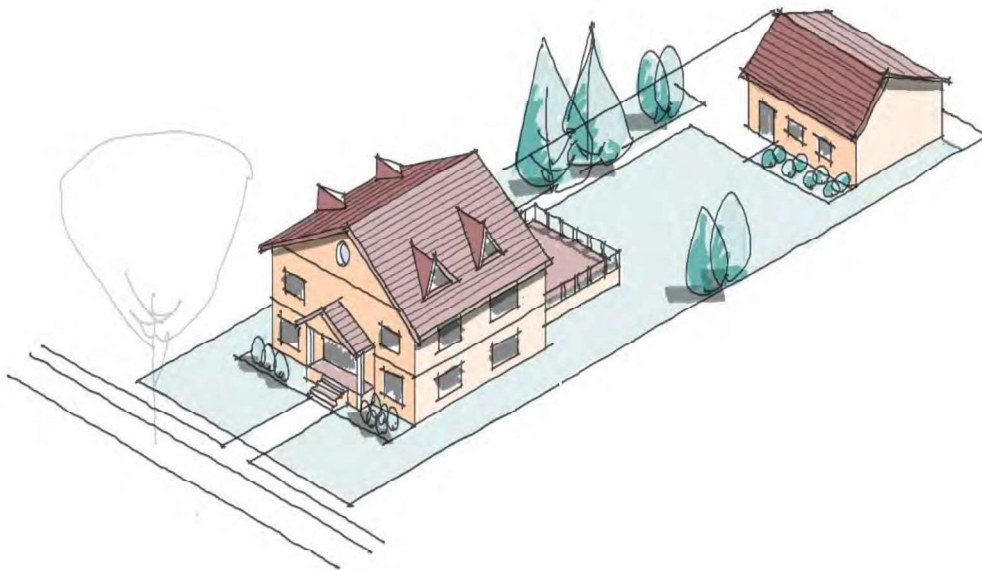
To regulate and provide for a wide variety of housing options and community-oriented institutional uses in urban neighbourhoods.

2.9.2 Appropriate Land Uses in this District

The dominant use and form of development in this district is residential. A variety of residential forms are appropriate in this district, including but not limited to, manufactured and single detached homes, secondary suites, duplexes, row houses, as well as multi-unit and supportive housing. Small-scale home businesses and lodging uses are also appropriate in conjunction with the residential use. Publicly-owned institutional uses such as schools, parks, community halls and recreation centers may be dispersed throughout this district. Exclusively commercial and industrial uses are not appropriate within this district.

2.9.3 Range of Potential Land Use Impacts

Due to the small size of lots, impacts within this land use district will likely be generated from neighbouring residential uses. These impacts are generally frequent, minor in intensity and may involve, but are not limited to, aesthetic impacts, traffic, noise and dust.



2.9.4 Permitted and Discretionary Uses

Use Class	P/D
Agricultural	
General Agriculture	D
Intensive Agriculture	-
Agricultural Processing	-
Residential	
Single Detached Dwelling	P
Manufactured Home	P
Duplex	P
Multi-unit Housing	P
Manufactured Home Community	D
Supportive Housing	P
Secondary Suite Internal	P
Secondary Suite External	P
Recreational Cabin	-
Commercial	
Commercial Storage	-
Drive Through	-
Gas Station	-
Kennel	-
Large Format Retail and Service	-
Neighbourhood Shop and Service	-
Restaurant	-
Restricted Substance Retail	-
Vehicle Repair and Sales	-
Lodging	
Campground	-
Hotel/Motel	-
Recreation Resort	-
Short Term Accommodation	P
Staff Accommodation	-
Bed and Breakfast	P
Work Camp	-

Use Class	P/D
Industrial	
Light Industrial	-
Medium Industrial	-
Heavy Industrial	-
Natural Resource Extraction & Processing	-
Outdoor Storage	-
Salvage Establishment	-
Dangerous Goods Storage	-
Waste Management Facility	-
Institutional	
Public Services	P
Cemetery	D
Community Facility	D
Recreation Extensive	P
Recreation Intensive	D
Public Utility	P
Alternate Energy Facility	D
Accessory Uses	
Accessory Building	P
Storage Container	D
Home Business Small	P
Rural Business	-
Home Business Medium	-
Home Business Large	-
P = Permitted Use D = Discretionary Use - = Not Allowed	

UND

2.9.5 Subdivision Standards

- (a) Minimum Lot Area At the discretion of the Subdivision Authority.

2.9.6 Development Standards

- (a) Maximum Lot Coverage
- i. 40% for Residential Uses
 - ii. 50% for Non-Residential Uses

Minimum Setbacks

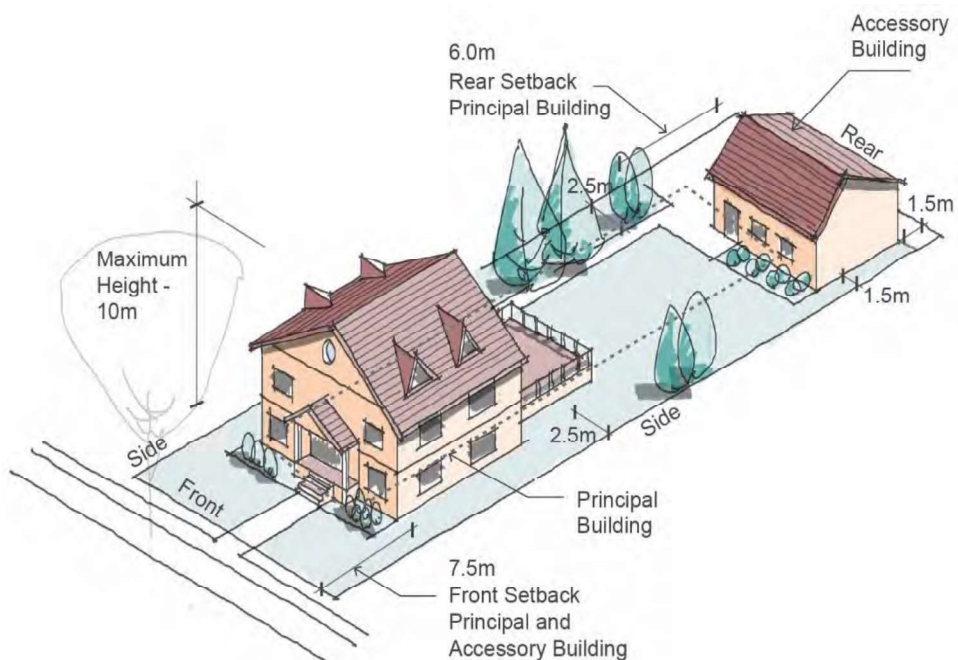
- (b) Front Setback 7.5 m (24.6 ft.)
- (c) Side Setback 2.5 m (8.2 ft.)
- (d) Flanking Street Side for Corner Lots 4.5 m (14.8 ft.)
- (e) Rear Setback 6.0 m (19.7 ft.)

Height

- (f) Maximum Height 10.0 m (32.8 ft.)

Accessory Buildings

- (g) Front Setback 7.5 m (24.6 ft.)
- (h) Side Setback 1.5 m (4.9 ft.)
- (i) Rear Setback 1.5 m (4.9 ft.)
- (j) Maximum Height 6.5 m (21.3 ft.)



2.9.7 **Additional Regulations**

Access	(a) Notwithstanding any provision in this Bylaw, where a site has vehicular access from the front only and where an attached garage is not provided, one side setback shall be a minimum of 3.0 m (9.8 ft.) to accommodate a driveway for vehicular and general access, to the rear of the property.
Manufactured Homes	(b) Shall be a maximum of ten (10) years at the time of installation.
Recreation Vehicles	(c) Recreational vehicles shall only be used as a dwelling unit while providing accommodation during the construction of an approved residence. (d) A maximum of one (1) recreational vehicle may be stored on a developed lot.
Accessory Buildings	
Number	(e) The maximum number of Accessory Buildings is four (4).
Storage Containers	
Size	(f) Storage Containers shall be no more than 6.1 m (20 ft.) in length.
Appearance	(g) Storage Containers shall be finished to compliment the exterior finish of the principal building; or be screened from view to the satisfaction of the Development Authority within 90 days of the Storage Container being installed on the site.
Construction Storage	(h) One (1) Storage Container may be allowed on a temporary basis for use during the construction of an approved development. (i) The Storage Container must be removed within 30 days of the occupation of the new development unless a Development Permit for the Storage Container is approved.

2.9.8 **Landscaping Requirements**

Tree Requirements	(a) Single Detached and Duplex housing development shall provide 1 tree (deciduous or coniferous) within the front yard of each lot.
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