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Unreserved Real Estate Auction

MD Two Hills, AB

BIDDING OPENS: Tue, Aug 23, 2022

BIDDING CLOSES: Thu, Aug 25, 2022

Open House

Aug 23 from 1 – 3 pm



#134 562115 RGE RD 114

MD Two Hills, AB

1164 sq ft Home

1.14 Acres

Sale Managed by:

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780-542-4337

Real Estate Services by:

RE/MAX La Biche Realty
Stacie Dease
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RE/MAX

teamauctions.com

Basic Property Info

Being auctioned is this 1 bedroom, 1 bath home moved onto a new concrete foundation basement in 2016 situated on 1.16 acres with a well for water and a holding tank for septic in a quiet subdivision full of eye candy bordering the shores of Lac Sante conveniently located between St. Paul and Two Hills. The home with breathtaking water views is ready for your finishing touches with new flooring installed and the basement framed for the addition of 2 bedrooms and a bath. Lac Sante Lake is a 80 ft deep crystal clear spring fed lake known for boating and other water sports, offering 2 boat launches. Feast on Northern Pike, Perch, Burbot and Whitefish if you like to try your hand at angling. Need supplies? A short trek and you will find Foisy General store Est in 1919 offering off sales, ice, ice cream, coffee etc.. You are going to want to have a look at this one!



Completion Day	Immediate Upon Closing
Deposit	5% of purchase price
Included Goods	Fridge, Stove, Washer, Dryer, Dishwasher (All Appliance's As Is Where Is)
Excluded Goods	n/a
Conditions	None
Additional Terms	Seller will provide for the Buyer Title Insurance in Leau of an RPR
Municipality	MD of Two Hills
Municipal Address	#134 562115 RGE RD 114
Legal Description	0720354 Blk 2 lot 2
Land Size	1.14 Acres
Land Use Zoning	CR
Property Taxes	\$2242.91
Size (Sq.Ft.)	1164
Bedrooms	1
Bathrooms	1
Exterior Finish	Vinyl Siding
Roofing	Asphalt Shingles
Basement	Foundation - Partially Finished
Updates	Flooring
Amenities	Lac Sante Lake
Power	To property
Water Source	Well
Sewer	Holding Tank
Heating Fuel	Natural Gas
Phone Line	N/A



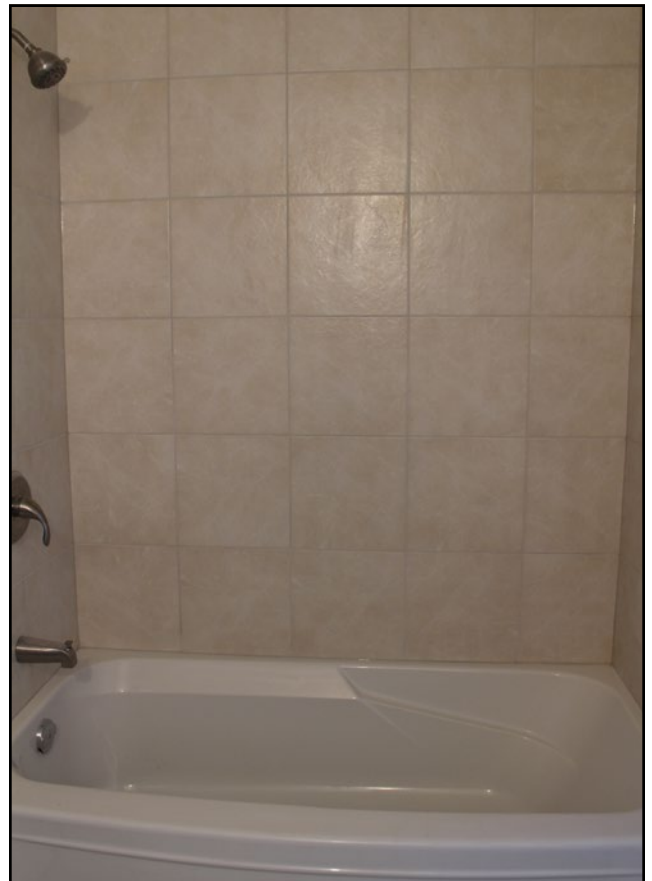
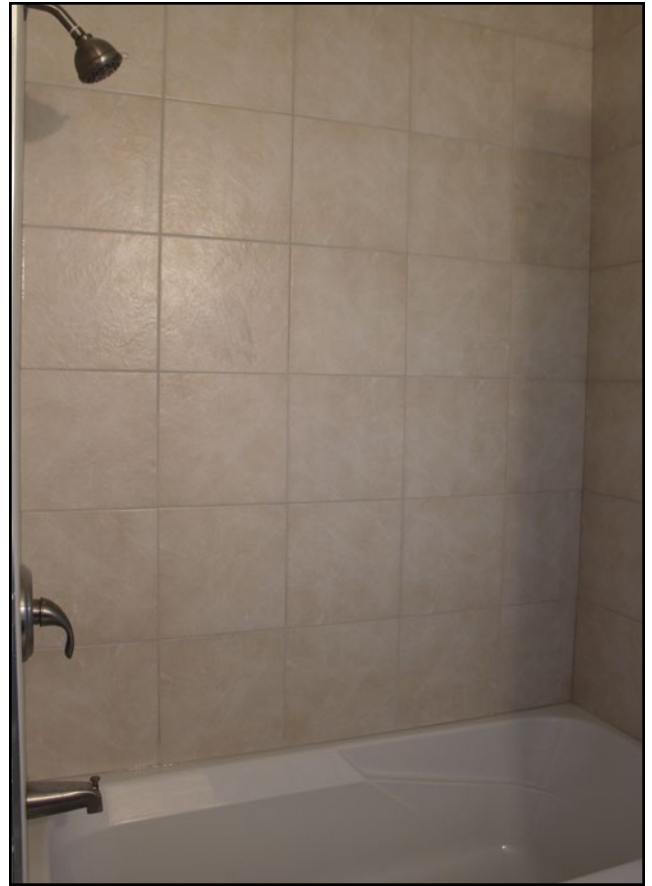
Property Photos



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