BIDDING OPENS: Tue, Aug 23, 2022   **BIDDING CLOSES:** Thu, Aug 25, 2022

#307 1st Ave
Oyen, AB
718 sq ft Home

Sale Managed by:

TEAM AUCTIONS
Sekura Auctions Since 1966

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

Real Estate Services by:

Royal LePage
Community Realty
Jessie Marku
403-957-1281

ROYAL LePAGE

Basic Property Info

Rental homes are in high demand in Oyen. 718 Sq Ft Home was built in 1920 with an addition built in 1959. 2 bedrooms, one bath, living room and a decent sized eat in kitchen. The home is close to amenities. Large yard with trees. Possession can be immediate. 2022 Property tax assessment was $58,300, all utilities are available to the property but are not currently hooked up.

Included Goods: Fridge, stove, washer, dryer

Conditions: No buyers or sellers conditions

Additional Terms: The property sells as is with no warranties of any kind whatsoever as to the conditions or fitness of the Property or unattached goods, environmental or otherwise. No Real Property Report will be provided.

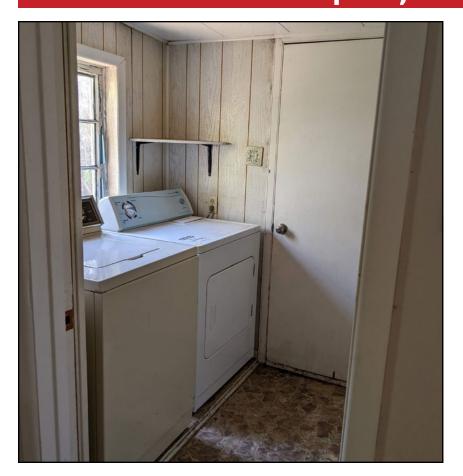|	
MUNICIPALITY:	SPECIAL AREA 3
MUNICIPAL ADDRESS:	307 1 AVENUE OYEN, AB T0J 2J0
LEGAL DESCRIPTION:	PLAN 3731CD BLOCK 13 LOT 4
LAND SIZE:	6250 SQ FT
LAND USE ZONING:	RESIDENTIAL-R1
PROPERTY TAXES:	$1066.61
DEPOSIT:	$3000
POSSESSION DATE:	UPON COMPLETION
SIZE (SQ.FT.):	718
BEDROOMS:	2
BATHROOMS:	1
EXTERIOR FINISH:	SIDING
ROOFING:	SHINGLES
BASEMENT:	NONE / CRAWL SPACE
TYPE:	FOUNDATION
UPDATES:	2007 WINDOWS
AMENITIES:	CLOSE TO SHOPPING
POWER:	TO THE PROPERTY
WATER SOURCE:	TO THE PROPERTY
SEWER:	TO THE PROPERTY
HEATING FUEL:	NATURAL GAS
PHONE LINE:	TO THE PROPERTY

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