

BIDDING OPENS: Tue, Sep 7, 2021

BIDDING CLOSES: Thu, Sep 9, 2021



Open House:
Sept 1 & Sept 8 from 3 – 8 PM
Contact: Christine McFarland
780-361-5925

Lyle & Jeanette Arnold

23156 Hwy 623, Leduc County, AB

77.94± Acres

2150 Sq Ft Home with Investor Opportunity

Sale Managed by:

TEAM
AUCTIONS
Sekura Auctions Since 1966

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

Real Estate Services by:

Maxwell Progressive
Christine McFarland
780-361-5925



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 (Maxwell Progressive) 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.**

Basic Property Info



3 bedroom, 4 bath 2 story 2510 sq. ft. family home built in 1998 sits on 77.94 ideally located acres 40 minutes to Edmonton, close to airport, Leduc.

Investor Opportunity Land lease from pasture, revenue from suite above outbuilding

Property offers 2 water wells

Kitchen showcases granite counters and island

Bright eating nook

Spacious formal dining room & Living room and Sunken Family room off kitchen area

2 gas Fireplaces (one in living room, one in family room)

Main floor launder and good sized back entry with 2 pc bath

Curved staircase leads to: 2 bedrooms, 4 pc bath room, Super Sized Primary Bdrm and 5 pc ensuite c/w Jacuzzi on upper level

Fully finished walk out basement offers huge family room, bedroom, sauna, bathroom and ample storage options

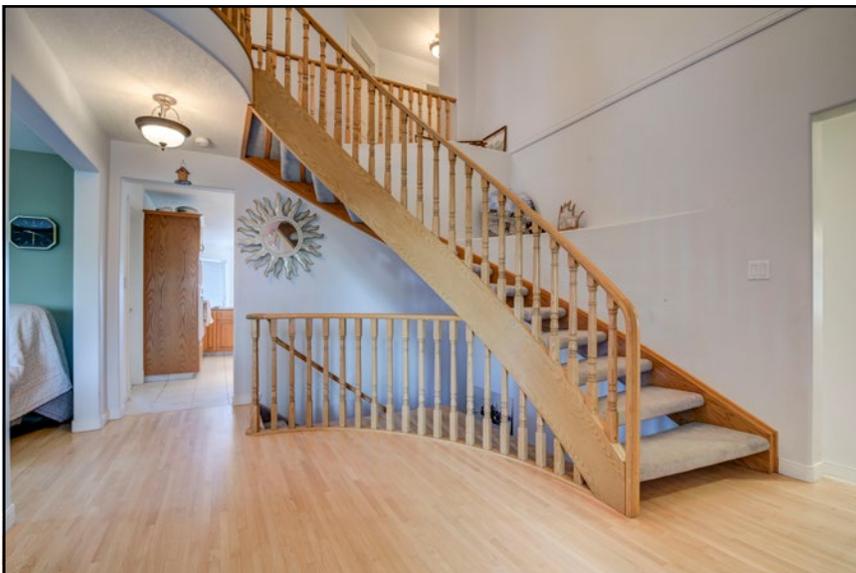
Covered veranda at front entrance and wrap around deck allows you to enjoy the rolling landscape of the yard and scenic property along with several Fruit trees, decorative shrubs and bushes

Attached Heated double garage and concrete turn around drive

Large Shop/ Barn with living quarters above (fully self contained)



Property Photos



Full listing @ teamauctions.com

780-361-5925

Property Photos



Property Photos



Property Photos



Property Photos



Upper Suite



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