

PROPERTY INFORMATION

LAST UPDATE: May 14, 2015

FILE NO: CS-140025

TAX ROLL NO.(S): 2135804

HOLDING NO.(S): 34582

SOLD

SECTOR: West

MLS# E3394815

Colour Aerial Photo of Site

(NOTE: Large files, recommended for high speed connections)

NEIGHBOURHOOD: Grovenor

LOCATION: 10455 – 149 Street NW

LEGAL DESCRIPTION: Lot 36 Block 10 Plan 1938HW

LAND AREA: 7695 sq. ft. / 715.08 sq. m. (more or less)

EXISTING LAND USE ZONE: [RF3 Low Density Redevelopment Zone \(Link\)](#)

OTHER INFORMATION:

1. The subject property is improved with a single family semi-bungalow of 1950 construction. The home consists of 1,222 SF of above-grade living area with a fridge and stove. The main floor consists of a living room, dining room, kitchen, one bedroom and a 4-piece bath. The second floor consists of two additional bedrooms. The basement is partially and roughly finished. The recreation room consists of lacquered plywood walls, painted concrete floors and fibreboard ceiling tiles.
2. Additional improvements include a double car garage and a garden shed.
3. [Real Property Report with compliance certificate \(Link\)](#).
4. Development of this site should also take into consideration the objectives and requirements for development in accordance with the [Mature Neighbourhood Overlay \(Link\)](#).
5. Viewing Information:
 - Contact City of Edmonton Property Sales Section at 780-496-6000 for appointment.
 - REALTORS, see MLS appointment instructions.

Links to Photos:

[Outside View](#)

[Main Floor](#)

[Second Floor](#)

[Basement](#)

[Click here to email our interactive Buyer's Application Form](#)
[Click here to fax our Buyer's Application Form](#)

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. **Price, terms and conditions are subject to change without notice.** G.S.T. is not included in price.

Annual Local Imp. Charges:	N/A
Estimated Local Imp. Payout:	N/A

PRICE: \$299,900 (38.97 /sq ft.) ESTIMATE OF 2014 TAXES: \$2,532.08 land & building, (subject to verification by Assessment & Taxation).
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**REAL ESTATE, HOUSING AND
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 20th Floor Century Place
 9803 – 102A Avenue N.W.
 Edmonton, Alberta T5J 3A3

Telephone: (780) 496-6000
 After Hours: 311
 (Outside Edmonton) (780) 442-5311
 Fax: (780) 496-6577

PURCHASE PRICE:

1. This property is listed for sale on MLS.
2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers on the Buyer's Application Form.
3. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel this offering.

CONDITIONS OF SALE:

1. All sales must be approved by the General Manager of Sustainable Development and/or Executive Committee of City Council, if required.

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