

Hollick Kenyon



Property for Sale

54 Street

50 Street

153 Avenue

Six – Single Family Lots

Neighbourhood: Hollick Kenyon
Existing Land Use Zone: RF1 – Single Detached Residential [\[LINK\]](#)

MLS #'s Lot 54 – E4024306, Lot 55 – E4024308,
 Lot 56 – E4027357, Lot 57 – E4024307,
 Lot 58 – E4024305, Lot 59 – E4024309

Last Update: June 6, 2016

Tax Roll Number(s): 10389935 10390054, 10385873,
 10390075, 10390073 & 10390767

Holding Number(s): 1008084, 1008083, 1008082,
 1008081, 1008086 & 1008085

Sector: North East

[COLOUR AERIAL PHOTO – DOWNLOAD \[LINK\]](#)

(Note: large file size, high speed connection recommended)

Single Detached Housing Lots

Lot 54, Block 32 (5222 – 157A Avenue)
 4,278 sq.ft. – \$196,300

Lot 55, Block 32 (5218 – 157A Avenue)
 4,739 sq.ft. – \$192,100

Lot 56, Block 32 (5214 – 157A Avenue)
 6,673 sq.ft. – \$196,300

Single Detached Housing with Secondary Suite Serviced Lots

Lot 57, Block 32 (5213 – 157A Avenue)
 5,502 sq.ft. – \$200,500

Lot 58, Block 32 (5217 – 157A Avenue)
 4,164 sq.ft. – \$196,300

Lot 59, Block 32 (5212 – 157 Avenue)
 5,562 sq.ft. – \$205,750

Annual Local Imp. Charges: N/A

Estimated Local Imp. Payout: N/A

Estimate of 2015 Taxes: land only

Lot 54 – \$1,441.72

Lot 55 – \$1,530.86

Lot 56 – \$1,864.16

Lot 57 – \$1,666.51

Lot 58 – \$1,418.47

Lot 59 – \$1,678.13

(subject to verification by Assessment & Taxation)

Other Information: These six lots are being sold individually.



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Other Information (con't):

Completion of a secondary suite is optional. Grants for Secondary Suites through Cornerstones may be available [\[LINK\]](#). The lots are all serviced from the adjacent roadway. All onsite service connection charges will be the responsibility of each buyer. The City is committed to enhancing the sustainability of all developments in our City and therefore, buyers are required to achieve Energuide 80 [\[LINK\]](#) or Built Green Gold [\[LINK\]](#).

Purchase Process:

- Applications to purchase can be made by:
 - [faxing or delivering a Buyer's Application Form \[LINK\]](#)
- These properties has just been listed on MLS. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers on the Buyer's Application Form.
- The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or amend this offering.

Terms of Payment:

- Deposit of 15% of the purchase price (including GST if applicable) plus \$10,000 refundable Performance Fees (\$5,000 re. Sustainability Requirements & \$5,000 Damage to City improvements) paid at the same time the signed sale agreement is returned by the buyer to the City.
- Buyers Conditions of 60 days for Soil Tests and Environmental Studies.
- Closing/Final Payment Date is 90 days from the date of the Agreement.
- Possession to the lot on Closing Date.

Conditions of Sale:

- All sales must be approved by the General Manager of Sustainable Development and Executive Committee of City Council, if required.
- Construction of the house must commence within 180 days of the Closing Date and the house and landscaping must be 100% complete within 15 months of the Closing Date.
- The Sale and Development Agreement will require a Energuide 80 [\[LINK\]](#) or Built Green Gold [\[LINK\]](#).
- Buyers will be required to perform a pre-construction inspection of the property they have purchased and complete a Lot Damage Statement of any existing damage to adjacent City improvements (curbs, gutter, sidewalk, cc etc). Any damage caused to the City improvements during construction will be charged back to the buyer and be deducted from the Damage Performance Fee.
- The titles to the lots contain the following registrations:
 - Registration #122 421094 –Utility Right of Way [\[LINK\]](#)
Grantee – The City of Edmonton
Affected Lots: 54 to 59 inclusive
 - Registration #122 421096 –Utility Right of Way [\[LINK\]](#)
Grantee – The City of Edmonton
Affected Lots: 54 to 58 inclusive
 - Registration #122 421097– Utility Right of Way [\[LINK\]](#)
Grantee – The City of Edmonton
Affected Lot: 57
 - Registration #122 421098– Utility Right of Way [\[LINK\]](#)
Grantee – The City of Edmonton
Affected Lots: 56, 57 and 59
 - Registration #142 330 848– Utility Right of Way [\[LINK\]](#)
Grantee – EPCOR Water Services Inc.

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. GST is not included in price.