

FOR SALE > SINGLE FAMILY INFILL

Edmonton

# Evansdale



SUBJECT PROPERTY

## 15236 94A Street NW

## \$85,000

**Neighbourhood:** Evansdale

**Legal Description:** Lot A, Block 28, Plan 2547 RS

**Land Area:** 3,373 square feet (more or less)

**Existing Land Use Zone:**

[RF1 – Single Detached Residential Zone](#)

[Mature Neighbourhood Overlay](#)

**MLS Number:** #E4194066

**Last Update:** March 27, 2020

**File Number:** CS-160039

**Tax Roll Number(s):** 6780189

**Holding Number(s):** 428766

**Sector:** Northeast

**APPLICATIONS TO PURCHASE:**

[ONLINE FORM – FILL OUT & SEND](#)

[PDF FORM – PRINT & SEND/DELIVER](#)

**Price Per Square Foot:** \$25.20

**Annual Local Imp. Charges:** Not Available

**Estimated Local Imp. Payout:** Not Available

**Estimate of 2020 Taxes:** \$803.00 land only  
(subject to verification by Assessment & Taxation)

### Property Information:

Opportunity in the mature neighbourhood of Evansdale for a small scale infill development. Easy access to 153 Avenue and many nearby amenities. Servicing is available in the lane west of the lot. All costs associated with new roadways and servicing will be the responsibility of the Buyer. All costs associated with roadway modifications, upgrading, modification/relocation of existing services required and new development will be at the expense of the Buyer.

Interested parties should access the [Residential Infill website](#) about process changes and educational tools to improve infill activities in mature neighbourhoods.

# Evansdale

## Conditions of Sale:

1. All sales must be approved by the Branch Manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sales agreement.
3. The Sale and Development Agreement will include the requirement to obtain [Energuide](#) or [Built Green Silver](#) designation. The development must be constructed on the site within 2 years of the closing date and the contract will contain a performance fee of 5% of the purchase price. This fee will be returned upon satisfactory achievement of sustainability certification.
4. All developments shall comply with the development regulations contained in the [Mature Neighbourhood Overlay](#).
5. The property is being sold on a strictly "as is, where is" basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions, or developability with respect to the property are taken and relied upon at the Buyer's sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.

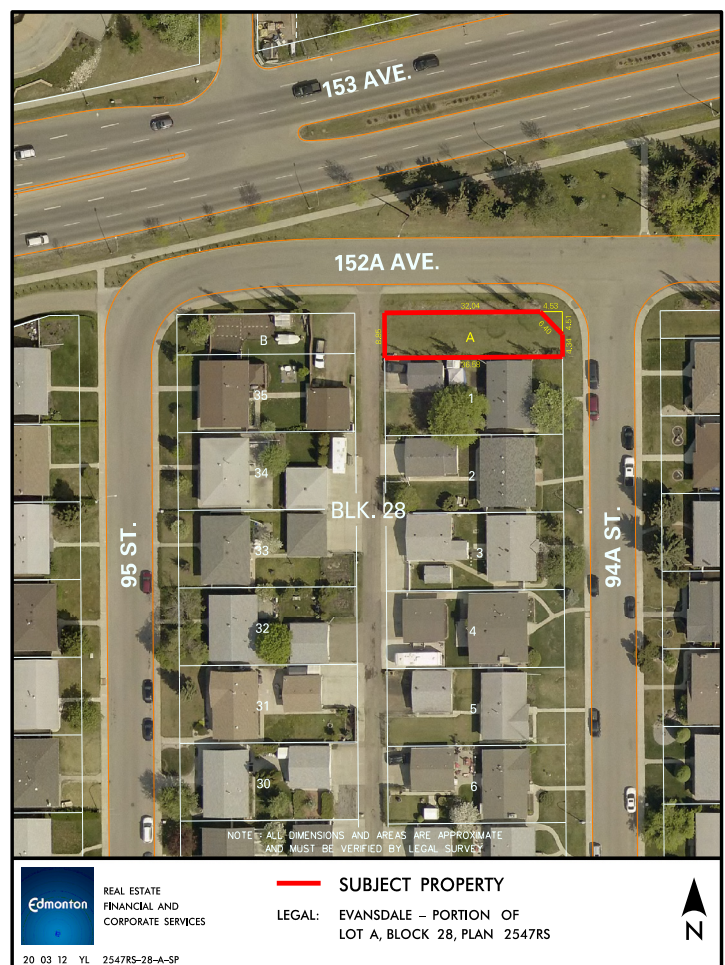
Let us know how we're doing by completing this short survey:

*Give us your  
Feedback*

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.

## Purchase Process:

1. In order to give all interested Buyers an equal opportunity, all submissions received will be held until **4:00 p.m. on Tuesday, June 16, 2020**. After that time the City will contact the applicant(s) which the City selects to further negotiate and formalize a Sale Agreement.
2. Buyers must acknowledge 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 or modify this offering.**



## City of Edmonton Strategic Objectives

### HEALTHY CITY

Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians.

### URBAN PLACES

Edmonton neighbourhoods are more vibrant as density increases, where people and businesses thrive and where housing and mobility options are plentiful.

### REGIONAL PROSPERITY

Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.

### CLIMATE RESILIENCE

Edmonton is a city transitioning to a low-carbon future, has clean air and water and is adapting to a changing climate.