

ELMWOOD



16216 – 84 Avenue NW
\$250,000

Neighbourhood:	Elmwood
Legal Description:	Plan 582MC, Block 2, Lot 22
Sector:	West
Total Land Area:	5,500 square feet (more or less)
City Holding No.:	38368
City File No.:	CS210040
Existing Land Use Zone:	RF1 – Single Detached Residential Zone
Tax Roll Number:	1151836
Estimated Taxes 2022: <small>(subject to verification by Assessment and Taxation)</small>	\$2,925.00
Annual Local Imp. Charges:	Not Available
Last Update:	January 24, 2023

Buyer's Application Form

PDF FORM – DOWNLOAD (scan, email or mail)

The City of Edmonton is pleased to offer the opportunity to a 3 bedroom single-detached house in a mature neighbourhood of Elmwood. It is located on a quiet residential street, close to schools, parks, shopping centers, malls, and to **Misericordia Community Hospital**.

This 1,055 square feet house was built in 1963. It is wood-framed bungalow with a two car detached garage.

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 within notice. GST is not included in price.

FOR SALE – SINGLE-FAMILY RESIDENTIAL PROPERTY

ELMWOOD

Edmonton



Single Family
Bungalow Style



1,055 square feet
(more or less)



3 Beds



1 Full Bath



2-Car
Detached Garage



Kitchen



Living Room



Bathroom



Basement

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FOR SALE - SINGLE-FAMILY RESIDENTIAL PROPERTY

ELMWOOD

Edmonton

86 AVE.

18

17

16

15

14

13

12

19

20

21

15.24

22

23

24

25

33.53

33.53

15.24

84 AVE.

BLK. 3

18

17

16

15

14

13

12

ELMWOOD

Conditions of Sale

1. All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of the City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase upon execution of a sales agreement.
3. 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 Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
4. The successful applicant will be required to represent and warrant that it is not prohibited from purchasing the property under *The Purchase of Residential Property by Non-Canadians Act*, S.C. 2022, c. 1, s. 235, and the regulations thereunder, as amended from time to time.

Known Defects

1. Wooden reinforcing structure has been constructed as a shoring to support the longitudinal crack which extends along the full extent of the southern foundation wall. Ongoing inspections are required for the wall certification.
2. History of water intrusion to the basement foundation.

Purchase Process

1. All interested parties must submit a **buyer's application form** to the City. If your submission is deemed acceptable, the City may contact you to further negotiate and formalize a sale agreement. All submissions should be **emailed to:**

property-sales@edmonton.ca

Email Subject Line: "Elmwood – Submission"

or **Mail to:**

Attn: Supervisor, Property Sales
10th Floor Edmonton Tower
1011 – 104 Avenue NW
Edmonton, AB T5J 0J4

2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
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.



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