

FOR SALE - INFILL OPPORTUNITY

Edmonton

Lago Lindo



18011 - 91A Street NW
\$165,000

Neighbourhood:	Lago Lindo
Legal Description:	Plan 8122420, Block 1, Lot 316
Sector:	North Central
Total Land Area:	395 sq. m. or 4,250 sq. ft. (more or less)
City Holding No.:	1011856
City File No.:	CS210091
Existing Land Use Zone:	RPL- Planned Lot Residential Zone
Last Update:	February 7, 2023
Tax Roll Number:	1096601
Estimated Taxes 2022:	\$1,520.65
<small>(subject to verification by Assessment and Taxation)</small>	

Buyer's Application Form

PDF FORM - DOWNLOAD (scan, email or mail)

A great opportunity to build an infill home in the northern neighbourhood of Lago Lindo. The 4,250 sq.ft. vacant site is situated near an elementary school, parks, and the sought after Andorra lake, granting you with a variety of amenities. Lago Lindo is just five minutes away from the Anthony Henday Drive, providing you convenient access to the Edmonton Metropolitan Region.

Interested parties are encouraged to review the [Residential Infill Website](#) to learn more about resources for infill development in mature neighbourhoods.

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.

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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 enter into a Sale and Development Agreement. Among other things, the agreements will contain the following requirements and conditions:

- The Buyer must commence construction within one (1) year of the Closing Date and complete construction within two (2) years of the Closing Date.
- Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement and a performance fee of \$10,000. This is tied to completion of the development within 2 years of closing and achieving the sustainability requirements as noted below.

1. Retain a **Certified Energy Advisor / Service Provider**.
2. Comply with all requirements of the Natural Resources Canada ("NRCan") EnerGuide program including all applications and registrations as are required and ensure that the Development is constructed in accordance with the NRCan EnerGuide Rating System version 15, achieving an EnerGuide rating of at least 15% lower than "a typical new home" or the "benchmark home" on the Development's EnerGuide label and upon completion of construction, provide an EnerGuide label confirming that the Development has achieved these requirements.
3. If the Buyer is a Built Green Member, in addition to complying with the above, the Buyer shall achieve a minimum of Built Green Silver rating. Upon completion of construction provide a Built Green Canada label confirming that the Development has been constructed accordingly OR achieve a LEED (Leadership in Energy and Environmental Design Certification) or equivalent.

3. The sale is subject to the following permitted encumbrances:

- **812 242 109 – Easement**
- **822 043 452 – Caveat**
- **052 110 844 – Zoning Regulations**

4. 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.

5. All costs associated with the development of this site will be borne by the Buyer including roadway modifications, upgrading and modification/relocation of existing services.

6. 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.

Purchase Process

All interested parties must submit a buyers 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:

propertysales@edmonton.ca

Email Subject Line: Lago Lindo – Submission

or Mail to:

Att: Supervisor, Property Sales

10th Floor Edmonton Tower

10111 – 104 Avenue NW

Edmonton, AB T5J 0J4

This Property is listed on MLS. All applicants must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission. 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.