

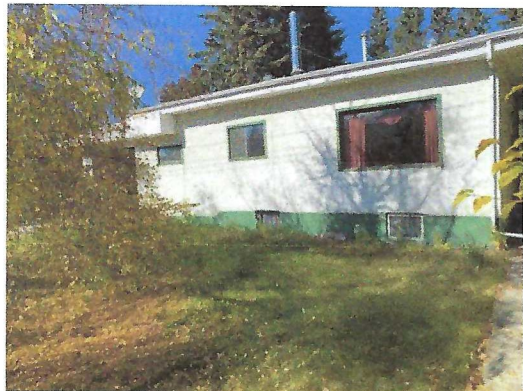


Dennis Roszell - Broker
 Virtual Property Inc.
 #6, 7459 49 Ave. Red Deer, AB T4P 1N2
 Phone: 403.350.1914

2026 9 Avenue W Spruce View, AB T0M 1V0

Residential
Active

A2004812



DOM: 50 **LP:** \$139,000.00
OP: \$175,000.00

PD:

Class: Detached **City:** Spruce View
County: Red Deer County **Subdivision:** NONE
Type: House **Ttl Beds:** 2
Levels: One **F/H Bth:** 1/0
Year Built: 1949 **RMS SQFT:** 896.00
LINC#: [0018620138](#) **LP/SF:** \$155.13
Arch Style: Bungalow **Suite:** No
Possession: Immediate/Vacant possession
Lot Dim: 65' X 111 **Lot Size:** 7215 SqFt
Front Length: 19.81M 65' 0" **Lot Depth:** 33.83 M 111'
Legal Pln: 3999Ks **Blk:** 1 **Lot:** 8 **Condo:** No

Zoning: R3 **Tax Amt/Yr:** \$684.53/2022
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: Contact Agent for Details **Front Exp:** S
Restrict: None Known

Recent Change: **11/24/2022 : DOWN : \$150,000->\$139,000**

Public Remarks: Not Fancy, Just Homey. If you are looking for a cost efficient life style in a small friendly community , you have found it. Property Taxes only 684.53 in 2022. Close to Several golf courses, 20 Minutes (23 Km) to Glennifer Lake, 38 Minutes (50.8 Km) to Red Deer, 21 Minutes to Innisfail (22 KM). Main floor of this home has lots of storage, large Kitchen, L shaped family / Living room with patio doors to the rear deck. large upgraded 4 piece bathroom with separate tub and shower. Home is heated with a Natural gas forced air furnace and a Wood stove. Home needs some flooring, paint, and decorating touches. Comes with a large private lot, an upgraded metal roof, 8 X 8 deck, large perimeter trees and a 12 X 26 carport. The 2 bedrooms are in the basement, maximizing the main floor living area. Cinder Block basement on concrete foundation. The Community of Spruce View is a lovely place to call home; population 138 in 2021. Please note: This listing is being administered for auction by VPIAuctions. Bidding to start at 9.00 A.M. December 12th and ends at 1.00 P.M. December 16th, 2022. Sale terms: Sold "As Is Where Is" with 10% Non-Refundable Deposit upon being declared the highest bidder. All sales are final. Visit Listing Brokerage website for more details.

Directions: West of Innisfail on Highway 54 to Spruce View turn left to 9 Th Ave turn right property on the right (North side)

Rooms & Measurements

	2P	3P	4P	5P	6P					
Baths:	0	0	1	0	0	Main:	83.24	Mtr2	896.00	SqFt
EnSt Bth:	0	0	0	0	0	Bed Abv:	0	Mtr2	580	SqFt
						Rms Abv:	3	Mtr2	896.00	SqFt
						Total AG:	83.24			

Property Information

Basement: Full, Partially Finished **Lndry Feat:** Main Level
Heating: Fireplace(s), Forced Air, Natural Gas **Cooling:** None
Construction: Wood Frame **Fireplaces:** 1/Free Standing, Glass Doors, Living Room, Wood Burning Stove
Foundation: Block **Flooring:** Laminate, Linoleum
Exterior Feat: Private Yard **Fencing:** Partial
Roof Type: Metal **Balcony:** Deck
Reports: Aerial Photos, Floor Plans, Title
Warranty: None
Parking: Attached Carport, Off Street, RV Access/Parking **Total:** 1
Features: Laminate Counters, Primary Downstairs, Soaking Tub
Comm Feature: Golf, Lake
Lot Features: Back Lane, Back Yard, City Lot, Many Trees, Private
Goods Include: Fridge, Stove washer Dryer, Vented range fan
Appliances: Dryer, Electric Stove, Refrigerator, Washer, Water Conditioner
Other Equip: None
Goods Exclude: non

Printed Date: 11/24/2022 12:42:25 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).