



Dennis Roszell - Broker
Virtual Property Inc.
 #6, 7459 49 Ave. Red Deer, AB T4P 1N2
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4946 54 Avenue Eckville, AB TOM OXO

Residential
Active

A2009417



DOM: 26 **LP:** \$160,000.00
OP: \$180,000.00

PD:

Class: Detached **City:** Eckville
County: Lacombe County **Subdivision:** NONE
Type: House **Ttl Beds:** 3
Levels: One **F/H Bth:** 1/0
Year Built: 1969 **RMS SQFT:** 1,080.00
LINC#: [0018667634](#) **LP/SF:** \$148.15
Arch Style: Bungalow **Suite:** No
Possession: Subject To Tenancy/Buyer must assume tenant and lease agreement 12/16/2022

Lot Dim: **Lot Size:** 8250 SqFt
Front Length: 16.76M 55`0" **Lot Depth:** 45.72 M 150'
Legal Pln: 264HW **Blk:** 17 **Lot:** East 1/2 Condo: No of lot 6

Zoning: R2 **Tax Amt/Yr:** \$955.78/2022
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** S
Restrict: None Known

Public Remarks: This home has 3 bedrooms, 1 bathroom, and is located close to two schools and and baseball diamonds. Please note: This listing is being administered for auction by VPIAuctions. Sale terms: "Sold as Is where is"; "all sales are final"; 10% non refundable deposit upon being declared high bidder. Bidding starts Monday December 12, 9:00 am ends approximately Friday December 16, 2022, 1:00 pm. Visit Listing Brokerage website for more details.

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Total AG: 100.33	Mtr2	1,080.00	SqFt
Baths:	0	0	1	0	0	Bed Abv: 3				
EnSt Bth:	0	0	0	0	0	Rms Abv: 5				
Garage Dim:	24`0" x 14`0"									

Property Information

Basement: Crawl Space, Partial	Lndry Feat: Main Level
Heating: Forced Air, Natural Gas	Cooling: None
Construction: Wood Frame	Fireplaces: 0
Foundation: Block	Flooring: Laminate
Exterior Feat: Private Yard	Fencing: Partial
Roof Type: Metal	Balcony: None
Reports: RMS Supplements	
Parking: Single Garage Detached Total: 1	
Features: Laminate Counters	
Comm Feature: Golf, Park, Schools Nearby, Street Lights, Shopping Nearby	
Lot Features: Back Yard	
Goods Include: N/a	
Appliances: Electric Stove, Refrigerator	
Other Equip: None	
Goods Exclude: N/A	

Printed Date: 11/24/2022 12:41:45 PM

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