



## Canada Real Estate Event - Aug 20, 2024

Lot #	Details	Lot #	Details
101	<p><b>Cold Lake AB Unit 22 Plan 0722802 Luxury condominium</b> S/N: PARCEL1 C/W: Luxury condo located on the north side of Cold Lake, AB, just steps away from Cold Lake Marina, shopping, nightlife &amp; more. This upper-floor unit in the Lakeview Condominiums comes with (2) bedrooms &amp; bathroom along with one parking space. There is radiant heat throughout the structure delivered via boiler, and the building is also professionally managed with an onsite caretaker. Condo fees \$379.10/month. Usage: Not Available Notes: MAY BE VIEWED BY APPOINTMENT. Visit <a href="https://rbauktion.com/realestate">rbauktion.com/realestate</a> for more info. Bidders must satisfy themselves as to the exact current acres, property lines, fence locations, taxes, assessments, zoning, &amp; permitted uses. Property titles available upon request. The info provided is a guide only.</p>	131	<p><b>Calling Lake AB Lot 2 Block 1 Plan 9624145 4 +/- Acres on Title Guest Lodge</b> S/N: PARCEL1 C/W: 37 rooms; 12 single, 24 double, manager's room, commercial kitchen, dining area, commercial laundry, satellite system, garage Usage: Not Available Notes: MAY BE VIEWED BY APPOINTMENT. Visit <a href="https://rbauktion.com/realestate">rbauktion.com/realestate</a> for more information. Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes, and assessments, zoning and permitted uses &amp; surface lease revenue details. Property titles are available upon request. The information provided is a guide only.</p>
111	<p><b>Valleyview, AB Block 5 Plan 5430KS 0.93 +/- Acres on Title Industrial Property</b> S/N: PARCEL1 C/W: 2130+/- sq ft shop and office building, 20 ft x 30 ft reception, office, washroom &amp; storage, 30 ft x 50 ft of shop space with (3) 10 ft x 10 ft overhead doors, 32 ft x 32 ft overhead canopy, concrete block construction, metal roof (new 2016), concrete apron, gravelled yard site, zoned HD Highway Development, taxes \$2749.44. Municipal address 4005 Highway St. Usage: Not Available Notes: MAY BE VIEWED BY APPOINTMENT. Visit <a href="https://rbauktion.com/realestate">rbauktion.com/realestate</a> for more info. Bidders must satisfy themselves as to the exact current acres, property lines, fence locations, taxes, assessments, zoning, &amp; permitted uses. Property titles available upon request. The info provided is a guide only.</p>	141	<p><b>Kerrobert SK Blk/Par GG Plan 101583929 Ext 1 12.92 +/- Acres on Title PID 164 161 100 Industrial Property</b> S/N: PARCEL1 C/W: developement ready industrial property within Kerrobert town limits, zoned IND2 - Medium to Heavy Industrial, taxes TBC. Municipal address 9 Railway Ave Usage: Not Available Notes: MAY BE VIEWED WITHOUT APPOINTMENT. Visit <a href="https://rbauktion.com/realestate">rbauktion.com/realestate</a> for more information. Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes, and assessments, zoning and permitted uses &amp; surface lease revenue details. Property titles are available upon request. The information provided is a guide only.</p>
121	<p><b>Flinton ON Pt Lt 17-18 Con 1 Kaladar 69.47 +/- Acres on Title Undeveloped Wooded Land</b> S/N: PARCEL1 C/W: undeveloped wooded land, 1000+/- ft gravel drive, gated entrance, cleared opening with drilled well, storage sheds, composting outhouse, 2023 taxes \$714.59. Municipal address 2686 Flinton Rd Usage: Not Available Notes: May be viewed by appointment. Visit <a href="https://rbauktion.com/realestate">rbauktion.com/realestate</a> for more information. Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes, and assessments, zoning and permitted uses &amp; surface lease revenue details. Property titles are available upon request. The information provided is a guide only.</p>		

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151	<p><b>Hilliard Bay, AB Unit 7E Condominium Plan 1821711 3.48 +/- Acres on Title .</b></p> <p>S/N: PARCEL1 C/W: With relaxation and plenty of activities nearby, this residential real estate in Hilliard's Bay, AB, is ready-made for a fun family getaway. These two undeveloped parcels coming up for auction reside within the gated lakefront community of Hilliard's Bay Estates. This community has a full array of amenities, including tennis and basketball courts, a children's park, horseshoe pits, private beach access, boat slips and docks, and more. You'll also have access to the Trans Canada Trail and Hilliard's Bay Provincial Park hiking trails, along with ATV trails and a vast wilderness to explore. Also plenty of opportunities for watersports and year-round fishing. Monais Creek runs along the western boundary of Parcel 1 and feeds Lesser Slave Lake. Taxes \$1878.53. Usage: Not Available</p> <p>Notes: Closing times of Lots 151 &amp; 152 are tied together. If a bid is received, then a time-extension will be applied to both lots. MAY BE VIEWED WITHOUT APPOINTMENT. Visit <a href="http://rbauction.com/realestate">rbauction.com/realestate</a> for more info. Bidders must satisfy themselves as to the exact current acres, property lines, fence locations, taxes, assessments, zoning, &amp; permitted uses. Property titles available upon request. The info provided is a guide only.</p>	161	<p><b>Grouard, AB Lot 34 Plan Lessers 7.38 +/- Acres on Title Industrial Property</b></p> <p>S/N: PARCEL1 C/W: Don't miss this great opportunity to purchase a piece of both industrial and residential land that comes with an office trailer in the historic hamlet of Grouard, AB, in Big Lakes County. This real estate with stunning views of the lake and sunsets totals 7.38+/- acres, and the trailer is a 10 ft x 32 ft, single-phase Sentag with 100-amp power. The property, situated 13 kilometres north of Highway 2 and about 170 kilometres northeast of Grande Prairie, has been redistricted industrial portion from Urban Reserve (UR) to Hamlet Industrial (HI). Usage: Not Available</p> <p>Notes: MAY BE VIEWED WITHOUT APPOINTMENT. Visit <a href="http://rbauction.com/realestate">rbauction.com/realestate</a> for more info. Bidders must satisfy themselves as to the exact current acres, property lines, fence locations, taxes, assessments, zoning, &amp; permitted uses. Property titles available upon request. The info provided is a guide only.</p>
152	<p><b>Hilliard Bay, AB Unit 10E Condominium Plan 1821711 0.22 +/- Acres on Title .</b></p> <p>S/N: PARCEL2 C/W: With relaxation and plenty of activities nearby, this residential real estate in Hilliard's Bay, AB, is ready-made for a fun family getaway. These two undeveloped parcels coming up for auction reside within the gated lakefront community of Hilliard's Bay Estates. This community has a full array of amenities, including tennis and basketball courts, a children's park, horseshoe pits, private beach access, boat slips and docks, and more. You'll also have access to the Trans Canada Trail and Hilliard's Bay Provincial Park hiking trails, along with ATV trails and a vast wilderness to explore. Also plenty of opportunities for watersports and year-round fishing. Monais Creek runs along the western boundary of Parcel 1 and feeds Lesser Slave Lake. Taxes \$465.92. Usage: Not Available</p> <p>Notes: Closing times of Lots 151 &amp; 152 are tied together. If a bid is received, then a time-extension will be applied to both lots. MAY BE VIEWED WITHOUT APPOINTMENT. Visit <a href="http://rbauction.com/realestate">rbauction.com/realestate</a> for more info. Bidders must satisfy themselves as to the exact current acres, property lines, fence locations, taxes, assessments, zoning, &amp; permitted uses. Property titles available upon request. The info provided is a guide only.</p>	171	<p><b>Peace River, AB Lot 22 &amp; 23 Block 10 Plan 2700BK 0.24 +/- Acres on Title Commercial Property</b></p> <p>S/N: PARCEL1 C/W: Two lots as one package, with over 80 ft of Street frontage. Perfect building site zoned C-R with multiple permitted uses and even more discretionary uses (single or multifamily residential - even modular and manufactured homes allowed). Currently undeveloped, municipal services to the property line, zoned C-R Mixed Commercial/Residential District, taxes \$2128.53. Municipal address 9403 98 St Usage: Not Available</p> <p>Notes: LOCATED-IN-PEACE RIVER-AB</p>
		181	<p><b>Iroquois Lake SK Lot 21 Blk/Par 4 Plan 78B17991 Ext 0 0.13 +/- Acres on Title PID 131 318 502 Recreational Property</b></p> <p>S/N: PARCEL1 C/W: undeveloped, 59± x 98± ft, zoned LD - Lakeshore Development District, taxes TBC. Municipal address Lot 21 Park Drive, Pelican Cove Usage: Not Available</p> <p>Notes: MAY BE VIEWED WITHOUT APPOINTMENT. Visit <a href="http://rbauction.com/realestate">rbauction.com/realestate</a> for more information. Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes, and assessments, zoning and permitted uses &amp; surface lease revenue details. Property titles are available upon request. The information provided is a guide only.</p>

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191	<p><b>Plenty, SK Lot 1-6 Block 14 Plan 77S33438+ 0.92 +/- Acres on Title Industrial Property</b>  S/N: PARCEL1  C/W: Lot 1-6 Block 14 Plan 77S33438, Lot 10 Block 9 Plan G700, undeveloped, zoned Commercial, taxes \$1288. This site is sold with Restrictive Covenants which include no petroleum use, no non-commercial uses, no basements or water wells for 40 years. Refer to sale contract.  Usage: Not Available  Notes: Closing times of Lots 191-231 are tied together. If a bid is received, then a time-extension will be applied to all lots. MAY BE VIEWED WITHOUT APPOINTMENT. Visit <a href="http://rbauction.com/realestate">rbauction.com/realestate</a> for more info. Bidders must satisfy themselves as to the exact current acres, property lines, fence locations, taxes, assessments, zoning, &amp; permitted uses. Property titles available upon request. The info provided is a guide only.</p>	221	<p><b>Carnduff, SK Lot 10 Block 28 Plan 77R34859 0.39 +/- Acres on Title Industrial Property</b>  S/N: PARCEL1  C/W: Undeveloped, zoned C2 - Highway Commercial, taxes \$1239. This site is sold with Restrictive Covenants which include no petroleum use, no non-commercial uses, no basements or water wells for 40 years. Refer to sale contract.  Usage: Not Available  Notes: Closing times of Lots 191-231 are tied together. If a bid is received, then a time-extension will be applied to all lots. MAY BE VIEWED WITHOUT APPOINTMENT. Visit <a href="http://rbauction.com/realestate">rbauction.com/realestate</a> for more info. Bidders must satisfy themselves as to the exact current acres, property lines, fence locations, taxes, assessments, zoning, &amp; permitted uses. Property titles available upon request. The info provided is a guide only.</p>
201	<p><b>Leoville, SK Block A &amp; B Plan 76B04264 1.0 +/- Acres on Title Industrial Property</b>  S/N: PARCEL1  C/W: Undeveloped, zoned Industrial, taxes \$1355. This site is sold with Restrictive Covenants which include no petroleum use, no non-commercial uses, no basements or water wells for 40 years. Refer to sale contract.  Usage: Not Available  Notes: Closing times of Lots 191-231 are tied together. If a bid is received, then a time-extension will be applied to all lots. MAY BE VIEWED WITHOUT APPOINTMENT. Visit <a href="http://rbauction.com/realestate">rbauction.com/realestate</a> for more info. Bidders must satisfy themselves as to the exact current acres, property lines, fence locations, taxes, assessments, zoning, &amp; permitted uses. Property titles available upon request. The info provided is a guide only.</p>	231	<p><b>High River, AB Lot 9-12 Block 4 Plan 8810828 3.79 +/- Acres on Title Industrial Property</b>  S/N: PARCEL1  C/W: Undeveloped, zoned Commercial, taxes \$10,996. This site is sold with Restrictive Covenants which include no petroleum use, no non-commercial uses, no basements or water wells for 40 years. Refer to sale contract.  Usage: Not Available  Notes: Closing times of Lots 191-231 are tied together. If a bid is received, then a time-extension will be applied to all lots. MAY BE VIEWED WITHOUT APPOINTMENT. Visit <a href="http://rbauction.com/realestate">rbauction.com/realestate</a> for more info. Bidders must satisfy themselves as to the exact current acres, property lines, fence locations, taxes, assessments, zoning, &amp; permitted uses. Property titles available upon request. The info provided is a guide only.</p>
211	<p><b>Gravelbourg, SK Blk A Plan 101243753 Parcel 144876291 0.23 +/- Acres on Title Industrial Property</b>  S/N: PARCEL1  C/W: Undeveloped, zoned Industrial, taxes \$999. This site is sold with Restrictive Covenants which include no petroleum use, no non-commercial uses, no basements or water wells for 40 years. Refer to sale contract.  Usage: Not Available  Notes: Closing times of Lots 191-231 are tied together. If a bid is received, then a time-extension will be applied to all lots. MAY BE VIEWED WITHOUT APPOINTMENT. Visit <a href="http://rbauction.com/realestate">rbauction.com/realestate</a> for more info. Bidders must satisfy themselves as to the exact current acres, property lines, fence locations, taxes, assessments, zoning, &amp; permitted uses. Property titles available upon request. The info provided is a guide only.</p>	241	<p><b>Breton AB NW 36-48-4-W5 3.92 +/- Acres on Title Commercial Property</b>  S/N: PARCEL1  C/W: 300+/- ft Hwy 39 frontage, former service station, (1) 40,000 L gasoline &amp; (1) 10,000L diesel tanks, (2) service pumps, zoned Commercial, 2023 taxes \$2533.34. Current structures are not within the property boundaries and will have to be removed or relocated to meet compliance.  Usage: Not Available  Notes: MAY BE VIEWED BY APPOINTMENT. Visit <a href="http://rbauction.com/realestate">rbauction.com/realestate</a> for more info. Bidders must satisfy themselves as to the exact current acres, property lines, fence locations, taxes, assessments, zoning, &amp; permitted uses. Property titles available upon request. The info provided is a guide only.</p>