



Holden-80-Holden
5140 50 Avenue

\$ 12,500
MLS #: E3208695

| | | | |
|---------------|-----------------|-------------|---------------------|
| Status: | Active | Type: | Vacant Lot |
| Rms Abv Gd: | 0 | Style: | |
| Bedrms: | Above: 0/Ttl: 0 | Year Built: | |
| Full Baths: | | Basement: | None |
| Half Baths: | | Bsmnt Dev: | No Basement |
| Tot Flr SqFt: | | Total Sq M: | |
| | | | New Construction: N |

Lot had old house which has since been bulldozed. Utilities on lot cleared and ready for building. All offers subject to the Village of Holden approval - must be developed within two years.

Directions: E from Sherwood Park on Hwy 14 approx 45 minutes

Virtual Tour: <http://www.home-time.net>

Brochure:

| | <u>1Pc</u> | <u>2Pc</u> | <u>3Pc</u> | <u>4Pc</u> | <u>5Pc</u> | <u>6Pc</u> | Poss:30 days | <u>Level</u> | <u>Mtr2</u> | <u>SqFt</u> |
|--------------|------------|----------------|------------|------------|------------|------------|--------------------|--------------|-------------|-------------|
| Full Baths: | 0 | 0 | 0 | 0 | 0 | 0 | | Main: | | |
| Enst Baths: | | 0 | 0 | 0 | 0 | 0 | | Uppr: | | |
| Addl Rms: | | Finish Levels: | | | | | Garage Dim: | AbGd: | | |
| Fin Fpl/Rgh: | | Fplc Fuel: | | | | | Elem Schl: Holden | Lowr: | | |
| Fireplace: | | | | | | | Middle Schl: Ryley | BIGd: | | |
| Parking: | | | | | | | High Schl: | Total: | | |

| | |
|--------------|--------------|
| Living Room: | Master Bdrm: |
| Dining Room: | Bedrm 2: |
| Kitchen: | Bedrm 3: |
| Family Room: | Bedrm 4: |
| Den: | |

| | |
|--|-------------|
| Flooring: | Foundation: |
| Construct: | Heat Type: |
| Roof: | Heat Fuel: |
| Exterior: | Remodel: |
| Site Influen: | Features: |
| Corner, Fruit Trees/Shrubs, Back Lane, Landscaped, Playground Nearby, Schools | |

| | |
|-------------|-----------------|
| Goods Incl: | Amenities: |
| | Restrict: N-KNW |
| | Goods Excl: |

Warranty: None
Front Exposure: S

| | | |
|---------------------------|-------------------|------|
| Prop Class: Single Family | Condo/HOA: Condo: | HOA: |
| Condo Name: | Condo/HOA Incl: | |

Prk Encl/TTL:
Prk Plan Dsc:

| | |
|-------------------------|------------------------|
| Total Lot M2: 650.3 | Lot Dimen: 650.32 |
| Frontage: 15.2 | Lot Shape: Rectangular |
| Depth: 42.7 | Zoning: R-1 |
| Conform: None Available | Front Expos: S |
| Cnform Yr: | |

| | |
|----------------------|---------------|
| Mortgage: \$0 | Cash Down: |
| Payments: | Due: |
| Rate: | Lender: |
| Taxes: \$ 425 - 2009 | Local Improve |