

Terms and Conditions of Sale for Public Auction

The Terms and Conditions for the Public Auction are:

- 10% deposit and balance payable within 30 days of the date of the Public Auction.
- G.S.T. will apply to all applicable lands sold at the Auction.
- The lands are being offered for sale on an “as is, where is” basis and the City of St. Albert makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, vacant possession, or the developability of the lands for any intended use by the successful bidder.
- The Closing Date shall be 30 days after the date of the Public Auction.
- All adjustments for rent or other items commonly adjusted on a sale of real property will be made as of the Closing Date. From and after the Closing Date, the Buyer will be responsible for the payment of all taxes, rates, levies, charges, assessments, utilities, utility hook-up fees, insurance and other expenses with respect to the Property.
- In addition to the foregoing, the Buyer will be responsible for and will assume all liability for: all condominium contributions, fees and applicable interest thereon owing and payable with respect to the Property pursuant to the Condominium Property Act, R.S.A. 2000, c. C-22, as amended or replaced. The City of St. Albert is not responsible for unpaid condominium contributions, fees or applicable interest thereon; and all security deposits and applicable interest thereon owing and payable with respect to the Property.
- No bid will be accepted where the bidder attempts to attach conditions to the sale of any parcel of land.
- The minimum reserve bid cannot be lower than the market value estimate predetermined by the City Assessor.
- No terms and conditions of sale will be considered other than those specified by the City of St. Albert.
- The successful bidder shall be required to execute a Sale Agreement in a form and substance acceptable to The City of St. Albert.
- No further information is available at the Public Auction regarding the lands to be offered for sale.