

Tax Title Property

**Tender Package
124 Avenue Q S**





Land For Sale By Public Tender Under the Tax Enforcement Act

Instructions to Bidders

Sealed tenders addressed to the Sales Section, Saskatoon Land, 200 Fourth Avenue North, Saskatoon, SK S7K 0K1, and plainly marked on the envelope “**Tender for Purchase of Property Under the Tax Enforcement Act**” will be received until **2:00 p.m. CST**, on **Thursday, May 7th, 2026** for the following property:

NEIGHBOURHOOD:	Pleasant Hill
PROPERTY TYPE:	Residential (with house)
CIVIC ADDRESS:	124 Avenue Q S
LEGAL DESCRIPTION:	Lot 45, Block 1, Plan 101326283 Extension 7 & Lot 34, Block 1, Plan G3978 Extension 0
ISC PARCEL NUMBER:	135994168 & 119957473
PARCEL DIMENSIONS:	37.5' width x 155' length
PARCEL SIZE:	5,806 sq. ft.
ZONING DISTRICT:	M2
RESERVE BID:	\$45,000.00

Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) for \$2,000 + GST of the tendered price, and must be submitted on the attached standard tender form. Subject to the information below, should the successful bidder not purchase the property, the deposit will be forfeited. The deposit cheques received from unsuccessful bidders will be returned.

All bids are irrevocable for a period of 14 days from tender closing date. All tenders become the property of the City until such time as a tender is awarded or rejected.

Bids must be determined independently from any other bidder or potential bidder. If, in the opinion of the City, there is any appearance that a bidder has consulted with another bidder or potential bidder regarding:

- (a) prices;
- (b) methods, factors or formulas to calculate prices;
- (c) the intention or decision to submit, or not submit, a bid; or
- (d) any other indication of collusion regarding bid prices;

The City may, in its discretion, take any action it considers appropriate, including rejecting any bid or disqualifying any bidder from bidding on this tender or another tender.

No multiple bids for a single property will be accepted.
No conditional bids will be accepted.

In accordance with the Tax Enforcement Act, bidders who are either a councillor or an official with the City of Saskatoon must identify on the front of the sealed bid that they are employed by the municipality.

Sale Agreement

The successful bidder must enter into a Sale Agreement within 30 days of notification of award of tender.

Representations, Warranties, and Environmental Condition

The property is being sold “as is”. There are no representations, or warranties expressed or implied, as to fitness of the land for any particular purpose.

Single Storey Home
Year Built – 1939
Living Area – 508 sq. ft.
1 Bedroom, 2 Full Bath

Please refer to the attached pictures for more information on the condition of the house.

Possession

The successful bidder will be granted possession of the property after payment in full has been received, and in any event no later than 60 days from closing of the tender (by July 6th, 2026).

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to Saskatoon Land the following:

1. A certified cheque, bank draft, or solicitor’s trust cheque for the balance of the purchase price.

The purchaser is responsible for fees of Transfer Title. The purchaser must provide the name of his/her solicitor who will undertake to register the Transfer Authorization on his/her behalf. The City will provide a Transfer Authorization to the purchaser’s solicitor upon receipt of the balance of the purchase price.

Property taxes will be adjusted as per the possession date.

Zoning and Building Restrictions

This property is zoned M2. Bidders are advised to consult with the Planning and Development Division at 306-975-2645 as to permissible uses and other zoning details.

Conditions

There will be no exceptions as to the conditions of this tender.

House Tour

If interested in a house walkthrough, appointments will be scheduled on April 16th & 23rd.

Please contact Saskatoon Land for an appointment at 306-975-LAND.

Photos

The following photo document the home.









Please consult our office or the website prior to the tender closing date for any amendments to this package.



Saskatoon Land
200 Fourth Avenue North
Saskatoon, SK S7K 0K1
Phone: (306) 975-LAND • Fax: (306) 975-3070
Website: saskatoonland.ca
E-mail: land@saskatoon.ca

For Sale by Public Tender - 124 Avenue Q S



Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.



City of
Saskatoon
Saskatoon Land - March 2026



Surface Parcel Number: 119957473

REQUEST DATE: Fri Mar 20 09:08:40 GMT-06:00 2026

			155170098
119955606		119853748	119853681
119955471		119853759	119853670
135994427		119853760	119853669
135994438		119960208	119853658
135994449		119957495	119853647
135994450		119957484	119853636
119955448		47.23	119853625
119955437	QAV	119957473	119853614
119955426	7.61	47.23	119853603
119955415		135994168	119853591
119955404		135994157	119853580
119955392		119957451	119853579
119955381		135994146	135994089
119955370		135994135	135994090
119955369		135994124	
119955370		119957439	
119955369		119957428	
119954795		119954807	

Owner Name(s) : CITY OF SASKATOON

Municipality : CITY OF SASKATOON

Area : 0.036 hectares (0.09 acres)

Title Number(s) : 159363399

Converted Title Number : 83S30744

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 34-Blk/Par 1-Plan G3978 Ext 0

Source Quarter Section : NE-30-36-05-3

Commodity/Unit : Not Applicable



Surface Parcel Number: 135994168

REQUEST DATE: Fri Mar 20 09:08:32 GMT-06:00 2026

119955606	QAV 3.81	119853748	119853681
119955471		119853759	119853670
135994427		119853760	119853669
135994438			
135994449		119960208	119853658
135994450			
119955448		119957495	119853647
119955437		119957484	119853636
119955426		119957473	119853625
119955415		47.23	119853614
		135994168 47.23 ∞	
		135994157	
119955404		119957451	119853603
119955392		135994146	119853591
119955381		135994135	119853580
		135994124	
119955370		119957439	119853579
119955369		119957428	135994089
119954795	119954807	135994090	
21 ST		21 ST	

Owner Name(s) : CITY OF SASKATOON

Municipality : CITY OF SASKATOON

Area : 0.018 hectares (0.04 acres)

Title Number(s) : 159363434

Converted Title Number : 83S30744

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 45-Blk/Par 1-Plan 101326283 Ext 7

Source Quarter Section : NE-30-36-05-3

Commodity/Unit : Not Applicable

TAX TITLE

saskatoon land



PURCHASER TENDER FORM

I wish to submit the following tender:

Lot/Parcel: _____ **Block:** _____ **Plan:** _____

Civic Address: _____

Amount Tendered: \$ _____ (before GST).*

A certified cheque in the amount of: \$ _____ is attached.**

*All bids are subject to Goods and Services Tax. The successful bidder will be required to pay the GST when forwarding the balance of the purchase price or provide a GST Registration Number.

**The amount represents exactly \$2100 (\$2000 + GST) and the cheque is made out to the City of Saskatoon.

Company: _____

GST Registration Number (if applicable): _____

Contact Name: _____

Address: _____

Phone No.: _____

Email Address: _____

Solicitor: _____

Solicitor's Address: _____

I have read and acknowledge the conditions as set out in the attached Instructions to Bidders.

Signature: _____

Date: _____