

Tax Title Property

**Tender Package
401 Simon Fraser Crescent**



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Property 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 “**Public Tender for Purchase of Property Under the Tax Enforcement Act – 401 Simon Fraser Crescent**” will be received until **2:00 p.m. CST**, on **Thursday, November 5th, 2026** for the following property:

NEIGHBOURHOOD:	College Park
PROPERTY TYPE:	Residential (with house)
CIVIC ADDRESS:	401 Simon Fraser Crescent
LEGAL DESCRIPTION:	Lot 79, Block 640, Plan 68S12548 Extension 0
ISC PARCEL NUMBER:	120005772
PARCEL DIMENSIONS:	50' width x 123' length
PARCEL SIZE:	7,500 sq. ft.
ZONING DISTRICT:	R1A
RESERVE BID:	\$ 255,000.00

Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) for \$2,000.00 + GST, 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.

A one-story single-unit detached home with single car garage and a detached shed exist on the property.

Single Storey Home

Year Built – 1971

Living Area – 850 sq. ft.

2 Bedrooms, 1 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 January 4th, 2027).

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 R1A. 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 October 15th & 22nd.

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

Photos

The following photos document the lot.





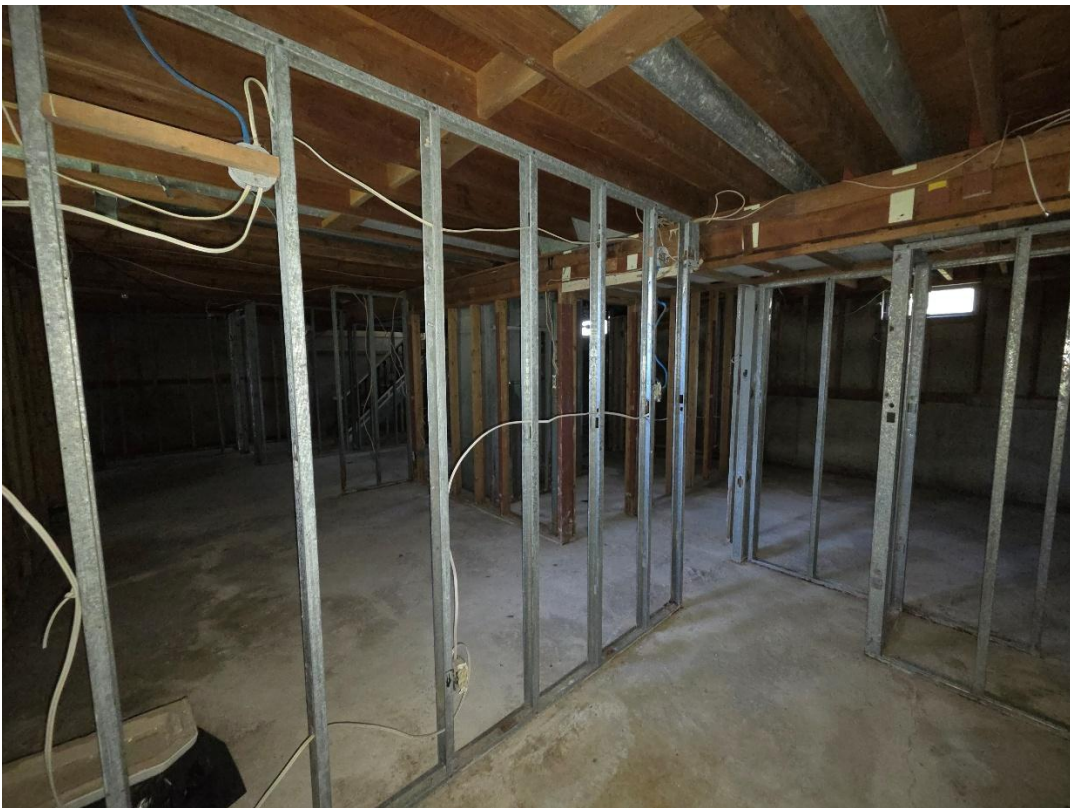












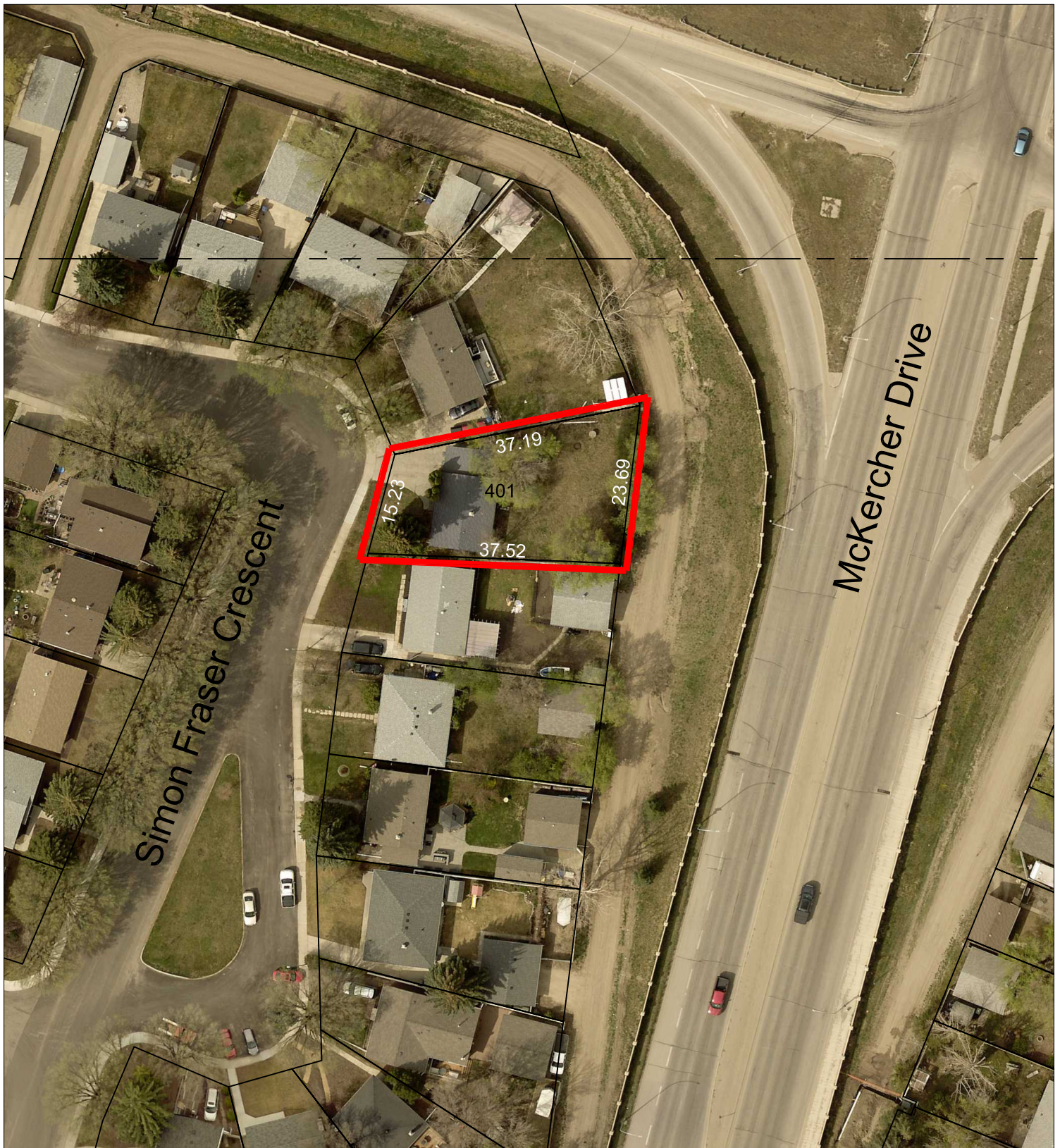


Please consult our office or the website prior to the tender closing date for any amendments to this package.



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 - 401 Simon Fraser Crescent



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.

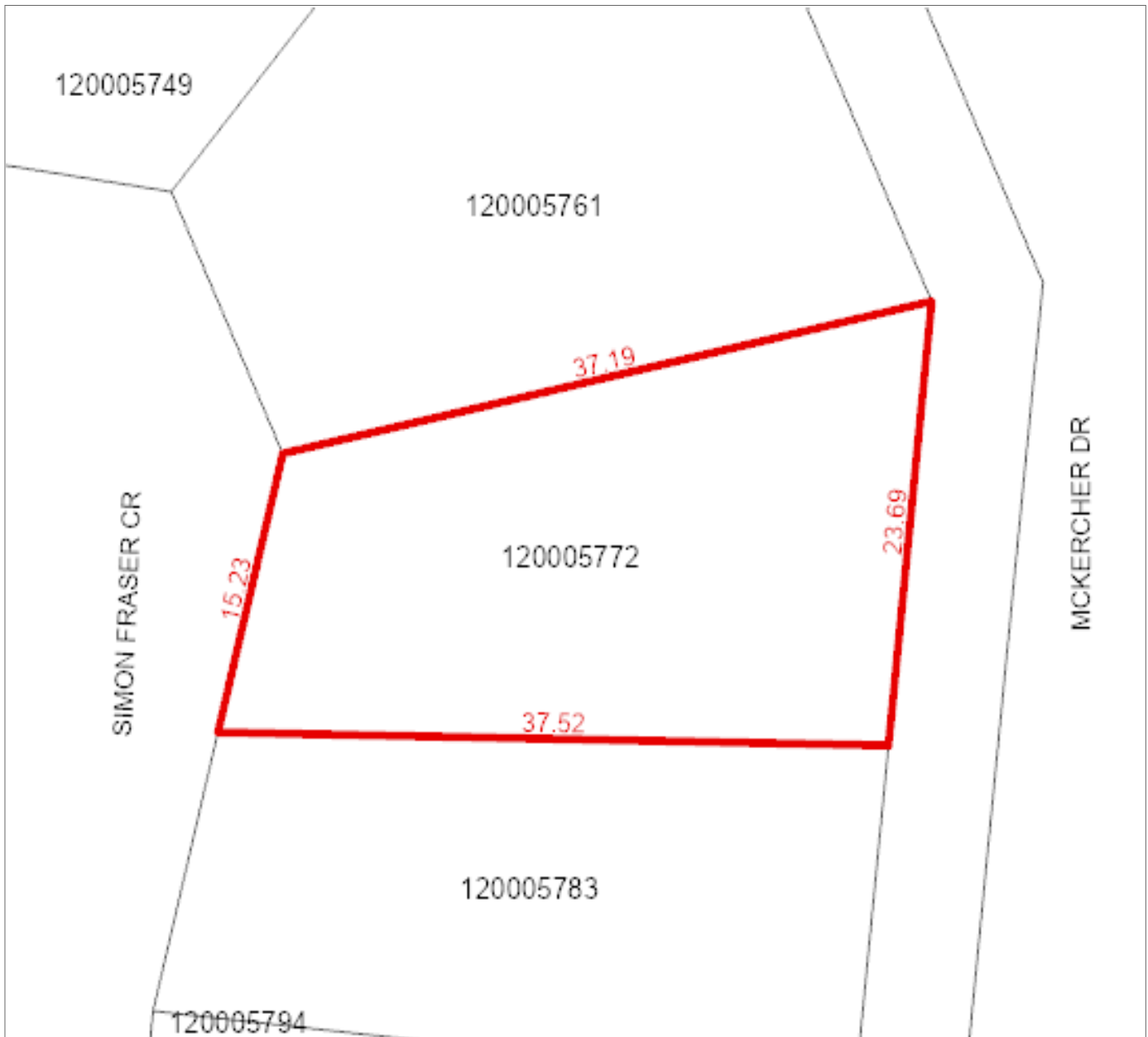


**City of
Saskatoon**
Saskatoon Land - July 2026



Surface Parcel Number: 120005772

REQUEST DATE: Thu Jul 30 09:53:43 GMT-06:00 2026



Owner Name(s) : CITY OF SASKATOON

Municipality : CITY OF SASKATOON

Title Number(s) : 160026858

Parcel Class : Parcel (Generic)

Land Description : Lot 79-Blk/Par 640-Plan 68S12548 Ext 0

Source Quarter Section : NE-25-36-05-3

Commodity/Unit : Not Applicable

Area : 0.07 hectares (0.17 acres)

Converted Title Number : 00SA28083

Ownership Share : 1:1

TAX TITLE

saskatoon land



PURCHASER TENDER FORM

I wish to submit the following tender:

Lot/Parcel: 79 Block: 640 Plan: Plan 68S12548 Extension 0

Civic Address:	<u>401 Simon Fraser Crescent</u>	
Amount Tendered:	<u>\$</u>	(before GST).*
A certified cheque in the amount of:	<u>\$ 2,100.00</u>	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 \$2,100.00 (\$2,000.00 + 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:	