Tax Title Property

Tender Package
#708 - 710 Gordon Road



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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 "**Public Tender for Purchase of Property Under the Tax Enforcement Act – #708 - 710 Gordon Road**" will be received until **2:00 p.m. CST**, on **Thursday, December 17th, 2026** for the following property:

NEIGHBOURHOOD:	Stonebridge
PROPERTY TYPE:	Residential (with Bareland Townhouse Condominium)
CIVIC ADDRESS:	#708 – 710 Gordon Road
LEGAL DESCRIPTION:	Unit 62, Condo Plan 102026203 Extension 0
ISC PARCEL NUMBER:	164859104
PARCEL DIMENSIONS:	19' width x 66.5' length
PARCEL SIZE:	1,264 sq. ft.
ZONING DISTRICT:	RMTN
RESERVE BID:	**$360,000.00**

Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) for 5% of the tendered price + 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.

Year Built – 2010

Condo Fees (2026 rate) - $415.77 (includes water)

2026 Property Tax (estimate) - $3,160.97

Two-storey house

Above Grade Living Area – 1,250 sq. ft

3 Bedroom, 3 Bath

Single attached garage

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 February 15th, 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 RMTN. 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 November 26th, December 3rd, and December 10th, 2026.

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

Photos

The following photos 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 - 710 Gordon Road



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.

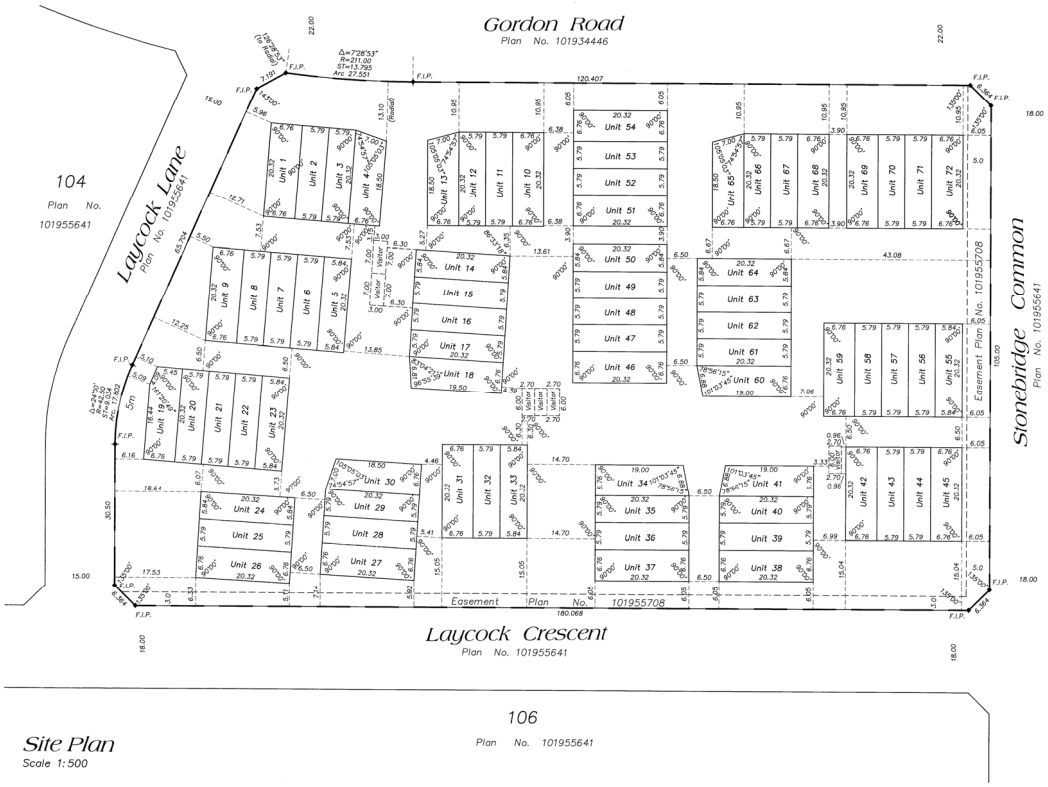
City of Saskatoon
Saskatoon Land - November 2026

PPS #102026203
Approved: 28-Apr-2010

Sagebrook
Surface Bare Land Condominium Plan
in Parcel 105, Plan No. 101955641
in the N.E. 1/4 Sec.10,
Twp.36, Rge.5, W.3 Mer.
Saskatchewan
Larson S.L.S.
September, 2009 - April, 2010

C
Reg'd. Plan
No. 66S07349

N.E. 1/4 Sec. 10
Twp.36, Rge.5, W3Mer.



Site Plan
Scale 1:500

Legend:

1. Area to be approved is outlined by a heavy dashed line.
2. Parcel within the line of approval has an extension of 0.
3. Measurements are in metres and decimals thereof.
4. Any area not designated by a unit number is common property.
5. Parking is in accordance with Section 11(2)(c) of the Condominium Property Act, 1993.
6. Monuments found are shown thus ◆
7. Unit corners are marked by 0.016X0.400 long, small iron posts.

List of Plans

1. Site Plan
2. Schedule of Unit Factors and Areas

Larson Surveys Ltd. Saskatoon	Drawn by V.A.D.	Checked by H.A.L.	Calcs by H.A.L.	Field Work by R.B., N.B.

Schedule of Unit Factors and Areas

Unit Number	Suite Number	Approximate Area (sq.m.)	Unit Factor	
1	101	137	141	
2	102	118	137	
3	103	118	137	
4	104	131	141	
5	105	119	141	
6	106	118	137	
7	107	118	137	
8	108	118	137	
9	109	137	141	
10	201	137	141	
11	202	118	137	
12	203	118	137	
13	204	131	141	
14	205	119	141	
15	206	118	137	
16	207	118	137	
17	208	118	137	
18	209	135	141	
19	301	135	141	
20	302	118	137	
21	303	118	137	
22	304	118	137	
23	305	119	141	
24	306	119	141	
25	307	118	137	
26	308	137	141	
27	401	137	141	
28	402	118	137	
29	403	118	137	
30	404	131	141	
31	405	137	141	
32	406	118	137	
33	407	119	141	
34	408	133	141	
35	409	118	137	
36	410	118	137	

Schedule of Unit Factors and Areas

Unit Number	Suite Number	Approximate Area (sq.m.)	Unit Factor	
37	411	137	141	
38	501	137	141	
39	502	118	137	
40	503	118	137	
41	504	133	141	
42	505	137	141	
43	506	118	137	
44	507	118	137	
45	508	137	141	
46	601	137	141	
47	602	118	137	
48	603	118	137	
49	604	118	137	
50	605	119	141	
51	606	137	141	
52	607	118	137	
53	608	118	137	
54	609	137	141	
55	701	119	141	
56	702	118	137	
57	703	118	137	
58	704	118	137	
59	705	137	141	
60	706	133	141	
61	707	118	137	
62	708	118	137	
63	709	118	137	
64	710	119	141	
65	711	131	141	
66	712	118	137	
67	713	118	137	
68	714	137	141	
69	715	137	141	
70	716	118	137	
71	717	118	137	
72	718	137	141	
		Total	10,000	

Larson Surveys Ltd.
Saskatoon, Saskatchewan

Drawn by	Checked by	Calcs by	Field Work
V.A.D.	H.A.L.	H.A.L.	by R.B, N.B.

TAX TITLE

saskatoon land

City of Saskatoon
Saskatoon Land

PURCHASER TENDER FORM

I wish to submit the following tender:

Lot/Parcel:	Unit 62	Block:		Plan:	Condo Plan 102026203 Extension 0

Civic Address:	#708 - 710 Gordon Road	
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 5% + 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:	_____