

## \$424,900 - 9621 89b Street, Fort Saskatchewan

MLS® #E4433921

**\$424,900**

4 Bedroom, 2.00 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Welcome to this charming bungalow situated on a desirable corner lot! Boasting over 1,200 square feet of living space plus a fully finished basement, this property offers exceptional value and versatility. The main floor features an inviting layout with bright, airy rooms and modern finishes throughout. On this floor, you'll find three comfortable bedrooms with ample closet space and natural light. The finished basement provides a fourth bedroom, perfect for guests, a home office, or teen retreat. Outdoor enthusiasts will appreciate the expansive yard offering endless possibilities for gardening, play areas, or summer entertaining. The convenient parking pad accommodates multiple vehicles with ease. Located in a family-friendly neighbourhood with excellent schools nearby, this home combines space, comfort, and location. Quick access to shopping, dining, and recreational amenities makes everyday living a breeze. Don't miss this opportunity to own a versatile home with room to grow in a prime location.

Built in 1973

### Essential Information

MLS® # E4433921

Price \$424,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,216                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9621 89b Street     |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 1J8             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Closet Organizers, Detectors Smoke, Hot Tub, Hot Water Natural Gas, No Smoking Home, Vacuum System-Roughed-In |
| Parking   | Parking Pad Cement/Paved   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Built-In, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Landscaped, |

No Back Lane, Playground Nearby, Schools, Shopping Nearby,  
Vegetable Garden

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 12            |
| Zoning         | Zone 62       |

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Listing information last updated on May 13th, 2025 at 12:47pm MDT