

## \$399,000 - 9204 95 Avenue, Fort Saskatchewan

MLS® #E4436987

**\$399,000**

2 Bedroom, 2.50 Bathroom, 1,205 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Great curb appeal on this well maintained 1204 sq ft bungalow located close to schools and the Fort Sask trail system. The main level offers a spacious living room, a nice sized dining area and an inviting kitchen with ample cupboards and an island. There are 2 bedrooms on the main level with the primary having a 2 pc ensuite and the oversized second bedroom having access to the sunroom. The finished basement includes a huge recreation room with the potential to be an additional bedroom, an open flex space, laundry, utility and storage. Outside you have access to the three season sun room and a deck off the back of the house overlooking the huge back yard. A double carport and workshop complete the home.

Built in 1968

### Essential Information

MLS® #	E4436987
Price	\$399,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.00



Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9204 95 Avenue
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1C7

### **Amenities**

Amenities	Deck, Sunroom
Parking	Double Carport

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	2

## Zoning

## Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 18th, 2025 at 1:32am MDT