

## \$509,000 - 9905 80 Street, Fort Saskatchewan

MLS® #E4453225

**\$509,000**

3 Bedroom, 2.00 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

Chamberlain, Fort Saskatchewan, AB

Located near the River Valley in a quiet cul-de-sac, this 1609 sq ft Bungalow backing onto Marion Rogers Park might be the home you've been looking for. The moment you walk through the door, you'll appreciate the spacious feel with the vaulted ceilings in the huge Living Room & Dining Room areas. The Kitchen overlooks a stone faced fireplace in the Family Room that has access to the deck that provides a premium view of the park and yard. Down the hallway you'll find three bedrooms with hardwood flooring and A 3pc ensuite in the primary bedroom. A 4 pc bathroom and laundry area with access to the double attached garage complete the main level. The partially finished basement has a Rec Room area and the option to finish the remainder of the basement to your personal needs.

Built in 1978

### Essential Information

MLS® #	E4453225
Price	\$509,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,610
Acres	0.00



Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9905 80 Street
Area	Fort Saskatchewan
Subdivision	Chamberlain
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 3H9

### Amenities

Amenities	Deck, Vaulted Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 15th, 2025

Days on Market 1

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 August 16th, 2025 at 9:17am MDT