

## \$375,000 - 8974 96 Avenue, Fort Saskatchewan

MLS® #E4430034

**\$375,000**

4 Bedroom, 3.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

This delightful split-level home features 4 bedrooms, 3 bathrooms, and a warm, inviting layout that's perfect for families, first-time buyers, or anyone looking for a comfortable space to call home. As you head upstairs, you're greeted by a bright and cozy living room, which flows seamlessly into the dining area and a functional kitchen equipped with a stove, fridge, and dishwasher. The upper level also includes two spacious bedrooms and two full bathrooms, including a private ensuite in the primary bedroom. Downstairs, you'll find a 2 more bedrooms, an additional 3 piece bathroom, and a convenient laundry room, offering great flexibility for guests, a home office, or extra living space. Outside, the large backyard provides plenty of room for kids, pets, or summer BBQs, and the double attached garage adds everyday convenience and extra storage. Located close to parks, schools, shopping centers, and everyday amenities, this home checks all the boxes for location and lifestyle!

Built in 1973

### Essential Information

MLS® # E4430034

Price \$375,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 8974 96 Avenue      |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 1E4             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Win Ferguson   |
| Middle     | Rudolph Hennig |
| High       | Fort High      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| 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 April 20th, 2025 at 6:17am MDT