

## \$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	9
----------------	---

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 19th, 2025 at 5:32pm MDT