

## \$445,000 - 9019 96 Street, Fort Saskatchewan

MLS® #E4429243

**\$445,000**

4 Bedroom, 2.50 Bathroom, 1,085 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Located in Sherridon, this fully finished bungalow is situated on a quiet street close to schools, playgrounds & sports facilities. The freshly painted main level includes a spacious living room with hardwood floors, a bright white kitchen with ample cupboards, quartz counter tops and a movable island. Down the hallway you will find a 4pc bathroom and 3 bedrooms including a 2pc ensuite in the primary bedroom. The fully finished basement features a recreation room, a 4th bedroom, 3pc bathroom, flex room, storage area and utility room. Outside the home offers a huge yard with a ground level deck with gazebo and a heated 26x24 double detached garage.

Updates over the years to the home include, AC, Triple pane windows, kitchen, Furnace 2022, Hot water Tank 2019, House Shingles, eaves downspouts 2025, Garage Shingles/eaves/downspouts 2019

Built in 1968

### Essential Information

MLS® #	E4429243
Price	\$445,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,085
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9019 96 Street
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1S1

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Recreation Use, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 4th, 2025

Days on Market 16

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 4:47pm MDT