

## **\$479,900 - 8217 95b Avenue, Fort Saskatchewan**

MLS® #E4430749

**\$479,900**

4 Bedroom, 2.50 Bathroom, 1,258 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Location, Location, Location! Welcome home to this charming bungalow tucked away in a quiet cul-de-sac near James Mowat Elementary. Offering 1,258 sq ft on the main floor, this well-maintained home features 3 bedrooms, including a spacious primary with a private 2-piece ensuite, and a shared 4-piece bath. The fully finished 1,134 sq ft basement includes a 4th bedroom, large rec room with gas fireplace, dry bar, pool table, 3-piece bath, and a generous laundry room. Hardwood floors flow throughout the main level, while the bright living room boasts bow windows and a cozy gas fireplace. The kitchen provides ample cabinets and counter space, stainless steel appliances, and a window overlooking the backyard. Enjoy your mornings and afternoons on the covered composite front deck. Additional highlights include Central A/C, newer windows, hot water tank and furnace, an oversized heated double garage, and a large fenced backyard with deck, gazebo, and fire pit. Move-in ready and perfect for your family!

Built in 1975

### **Essential Information**

MLS® # E4430749

Price \$479,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,258                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8217 95b Avenue     |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 2V4             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Bar, Deck, Fire Pit, Gazebo, Parking-Extra, Patio |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | James Mowat Elementary     |
| Middle     | Rudolph Hennig Junior High |
| High       | Fort Saskatchewan High     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 62          |

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Listing information last updated on April 22nd, 2025 at 11:47am MDT