

## **\$394,900 - 9 Reed Court, Fort Saskatchewan**

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MLS® #E4423687

**\$394,900**

3 Bedroom, 3.00 Bathroom, 1,224 sqft  
Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This charming 1/2 duplex spans 1223 sq ft over two stories and has been meticulously maintained throughout. The main floor features a U-shaped kitchen complete with all appliances, ample cabinetry, and generous counter space. The dining area opens onto a deck that leads to a fully fenced yard, which includes a spacious patio and steps down to a lovely area perfect for a cozy fire pit! The inviting living room is enhanced by a corner gas fireplace, new flooring, and a stylish shiplap wall. Completing the main level is a convenient 2-piece powder room. On the upper floor, you'll discover three bedrooms, including a master suite with a walk-in closet and a 3-piece ensuite. There is also another full bathroom on this level, eliminating any bathroom time disputes! The fully finished basement boasts a large recreational room, a 2-piece bathroom, and a furnace/laundry/storage area. Additionally, there's an extra parking space out front! Nestled on a quiet street. Oh central air conditioning for those warm days.



Built in 2008

### **Essential Information**

MLS® #	E4423687
Price	\$394,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,224
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	9 Reed Court
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E8

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	33
Zoning	Zone 62

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