

# **\$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	6
Zoning	Zone 62

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