

Courtesy Of Dustin Racine Of Exp Realty

\$389,900 - 10015b 97 Avenue, Fort Saskatchewan

MLS® #E4426256

\$389,900

3 Bedroom, 2.00 Bathroom, 1,195 sqft
Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Here is a rare find...a newer built (2004), bungalow-style half duplex under 390k! The open floor plan features an enormous U-shaped kitchen with plenty of cabinet and counter space. Alongside the eating peninsula, sits a sizeable dining area and living room. The main floor includes a primary suite with his and hers closets and a full 3 pc. bath w/ stand-up shower. Down the hall are 2 more large bedrooms and the main 3 pc bath. Upgrades include fresh paint on the walls and ceilings and new LED light fixtures. The unspoiled basement features 9 FT CEILINGS, A SEPARATE SIDE ENTRANCE and a practical layout for future development. This builder was proactive, having installed large windows for future bedrooms and light, and ensuring all the plumbing rough-ins were done during construction. The exterior has curb appeal and character with a welcoming front porch, and two-tone stucco. Outside is a fully fenced backyard, and a concrete patio beside the single detached garage. Close to schools, parks and shopping.

Built in 2004

Essential Information

| | |
|--------|-----------|
| MLS® # | E4426256 |
| Price | \$389,900 |



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,195 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 10015b 97 Avenue |
| Area | Fort Saskatchewan |
| Subdivision | Sherridon Heights |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 1R3 |

Amenities

| | |
|-----------|---|
| Amenities | Hot Water Natural Gas, Vinyl Windows, Infill Property, 9 ft. Basement Ceiling |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed March 18th, 2025

Days on Market 19

Zoning Zone 62

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