

\$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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