

\$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 | 4 |
| Zoning | Zone 62 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 9:17pm MDT