

Courtesy Of Jay Lewis Of RE/MAX Excellence

## **\$449,900 - 9501 94 Avenue, Fort Saskatchewan**

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MLS® #E4423546

### **\$449,900**

5 Bedroom, 2.50 Bathroom, 1,114 sqft  
Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Comfort and convenience! This well-maintained 5 bedroom, 2.5 bath, bungalow in Fort Saskatchewan offers a spacious layout with a fully finished basement and a double detached garage. The main floor includes an upgraded kitchen with stainless steel appliances, a dining area, and a living room with large windows bringing in natural light. 2 bedrooms, a 4-piece main bath and the primary bedroom with a convenient 2-piece ensuite complete the main level. Custom-built benches and shoe racks enhance both front and back entrance closets. The finished basement boasts two more bedrooms, a full 4-piece bath, a large family room, and a utility room for extra storage options. Enjoy the private backyard with a new concrete patio that is great for outdoor entertaining for friends and family. There are plenty of parking options, with a double detached garage and street parking. This home is close to schools, playgrounds, parks, and other amenities. Perfect for growing families or anyone in need of extra space!



Built in 1970

### **Essential Information**

MLS® #	E4423546
Price	\$449,900

Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,114
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9501 94 Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1N8

### **Amenities**

Amenities	No Smoking Home, Patio, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stucco, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 1st, 2025  
Days on Market 11  
Zoning Zone 62

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Listing information last updated on March 12th, 2025 at 4:02pm MDT