

## **\$489,500 - 9549 86 Street, Fort Saskatchewan**

---

MLS® #E4430200

**\$489,500**

4 Bedroom, 2.50 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Amazing location! This 4 level split family home is situated, steps away from trails, parks, schools, Hockey arena, soccer and baseball fields. This meticulously maintained 4 bedroom home has many impressive upgrades. Neutral colour scheme throughout. The main living room with bay window opens to the dining room with garden doors. The eat in kitchen with island, stainless appliances, skylight and banquet sitting. The den has a warm and inviting gas fireplace. The back door entrance leads to a well placed half bath. Primary bedroom has a walk in closet, 3pc ensuite and detailed crown moldings. 2 more bedrooms and a 4pc bath finish the upper floor. The lower level is a perfect place for family and friends to gather and visit and is completed with a bedroom and the utility/laundry room. The outside is your very own private oasis. Incredible composite deck and aluminum railing, fully fenced with extra easy access. Garden shed and low maintenance yard. Double attached heated garage with extra storage.



Built in 1975

### **Essential Information**

MLS® #                      E4430200

Price                        \$489,500

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,806
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	9549 86 Street
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2V1

### Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Hot Water Natural Gas, Parking-Extra, Skylight, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Insulated

### 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
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Fenced, Landscaped, No Back Lane, Paved Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	8
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 12:32pm MDT