

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 29

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 15th, 2025 at 11:47pm MDT