

# \$399,000 - 9007 96 Avenue, Fort Saskatchewan

MLS® #E4438231

**\$399,000**

5 Bedroom, 2.00 Bathroom, 1,144 sqft  
Single Family on 0.00 Acres

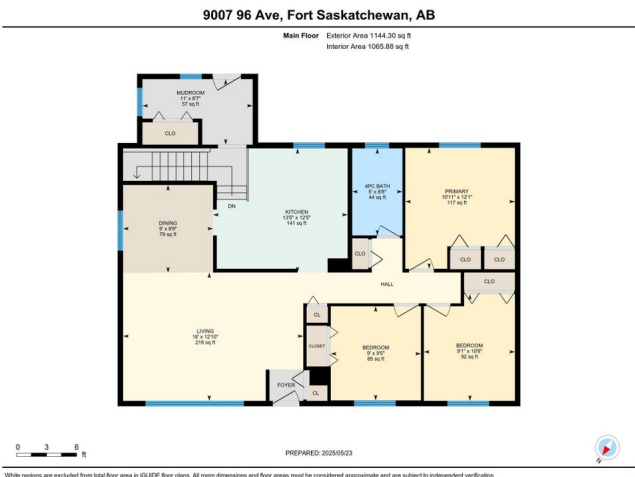
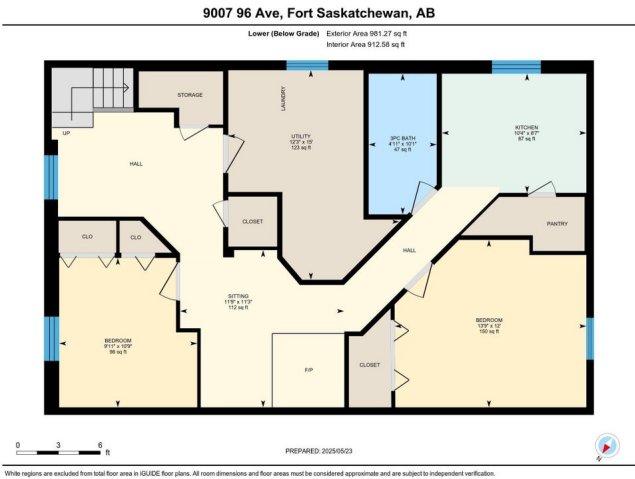
Pineview Fort Sask., Fort Saskatchewan, AB

Welcome to this charming, well maintained home in the heart of Pineview, perfectly positioned between Rudolph Henning Jr. High and Carscadden/RCMP Park. Surrounded by mature fruit trees, flowering shrubs, and established perennial beds, this property offers a peaceful, low maintenance outdoor retreat. Enjoy the benefits of raised garden beds planted for summer harvest. Inside, you'll find custom oak cabinetry, stainless steel appliances, and updated PVC windows throughout. A convenient secondary kitchen in basement for harvest prep. Unwind in the evenings on the brick patio with a portable fire pit enjoying the scenic private surrounding. The oversized 24x26 garage includes ample shelving and had its shingles replaced 2 years ago. A spacious 8x14 garden shed provides extra storage, and a rear gated access to the park adds a wonderful bonus to this backyard oasis

Built in 1972

## Essential Information

MLS® #	E4438231
Price	\$399,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,144
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9007 96 Avenue
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1E6

### **Amenities**

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Security Window Bars, Vinyl Windows
Parking	Double Garage Detached, Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, No Back Lane, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 21st, 2025  
Days on Market      10  
Zoning                Zone 62

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