

## **\$374,900 - 10015 99 Avenue, Fort Saskatchewan**

MLS® #E4438676

**\$374,900**

4 Bedroom, 2.00 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome home! This extremely well cared for bungalow offers a total of 4 beds and 2 baths. Walk in, place your furniture and enjoy beautifully updated 3/4" hardwood floors, a generous front living room adjoining the bright and open kitchen with plenty of cabinet space, gas stove and pantry. 2 spacious bedrooms on the main floor with the master featuring a walk in closet, main bath includes a upgraded walk in tub!! The basement is fully finished with 2 additional bedrooms, large rec room, cold room and spacious laundry with plenty of storage space. Additional highlights include 3/4" styro insulation on the exterior, updated siding with additional 1/4" insulation, leaf fitters on all gutters, A/C, water softener, newer fencing, deck, concrete driveway and walk ways, Furnace (2011), HWT (5yrs), A/C (2011), Updated electrical (2018) and 10x10 shed. This convenient location sure makes life easy!! Pride of ownership throughout.

Built in 1959

### **Essential Information**

MLS® #	E4438676
Price	\$374,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,119
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10015 99 Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1R6

### Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Parking Pad Cement/Paved, RV Parking, Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 27th, 2025

Days on Market 12

Zoning Zone 62

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