

# **\$319,900 - 10214 98 Avenue, Fort Saskatchewan**

MLS® #E4442881

**\$319,900**

2 Bedroom, 3.00 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

Welcome to this spacious townhouse with a unique layout and thoughtful updates throughout, plus no condo fees! Enjoy new vinyl plank flooring, a bright kitchen with newer white cabinetry, stainless steel appliances, and access to a private patio over the garage, complete with gas hookup for your BBQ. The dining area overlooks the living room with soaring floor-to-ceiling windows that flood the space with natural light. Upstairs you'll find a full bath and two bedrooms, including a generous primary suite with walk-in closet and full ensuite. Lower levels offer an additional space for possible bedroom, storage, or family area, a bathroom/laundry room, and direct access to the double attached garage. Bonus features include A/C, a side yard with storage shed, and plenty of living space for families or roommates. Ideally located down the street from schools and just minutes to shopping, trails, and more!

Built in 1993

## **Essential Information**

MLS® #	E4442881
Price	\$319,900
Bedrooms	2
Bathrooms	3.00



Full Baths	3
Square Footage	1,431
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Residential Attached
Style	5 Level Split
Status	Active

### **Community Information**

Address	10214 98 Avenue
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4E4

### **Amenities**

Amenities	Air Conditioner, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **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	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	1
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 June 19th, 2025 at 4:17pm MDT