

## **\$494,900 - 9412 96 Street, Fort Saskatchewan**

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MLS® #E4451931

**\$494,900**

4 Bedroom, 2.50 Bathroom, 1,231 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome Home! Family ready 4 Level Split in Sherridon. Close to Parks, Schools, Pool, Golf, and Nestled in the Heart of Fort Saskatchewan. Quiet mature tree lined street with oversized fenced landscaped back yard. Large double garage with plenty of parking and spot for RV. Well maintained updated home with ideal metal roof, quality setting and landscaped with wood shelter and brick patio, plenty of storage and shed. Terrific curb appeal opens up to large main floor living room, walk through dining to custom updated kitchen with plenty of quality cabinets, tons of storage, kitchen island, and all appliances. Kitchen that fits and lasts with pull out pantry and plenty of counter space. Upper floor has three bedrooms, full bath, and master bedroom with half bath ensuite. Follow through to lower level with additional bedroom, rec room, and full bathroom with stand up shower and laundry. Additional lower level with tons of storage, additional room/den, utility and rear split entrance. Hardwood Floors! WOW!

Built in 1968

### **Essential Information**

MLS® # E4451931

Price \$494,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,231
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	9412 96 Street
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1S6

### **Amenities**

Amenities	Gazebo, Patio, See Remarks
Parking Spaces	5
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks
Roof	Metal

Construction	Wood, Brick, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 8th, 2025
Days on Market	2
Zoning	Zone 62

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