

\$369,900 - 8217 96 Avenue, Fort Saskatchewan

MLS® #E4436232

\$369,900

2 Bedroom, 1.00 Bathroom, 972 sqft

Single Family on 0.00 Acres

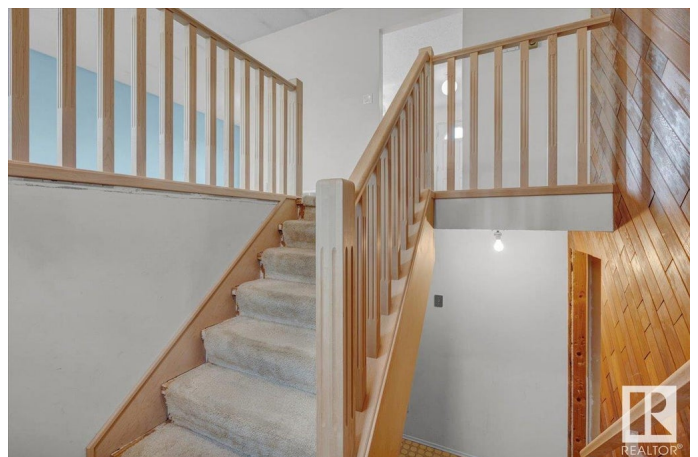
Pineview Fort Sask., Fort Saskatchewan, AB

Visit REALTOR® website for additional information. Located in the SOUGHT-AFTER community of PINEVIEW, this bilevel offers a fantastic opportunity to build equity in a well-established neighbourhood. The home features 2 bedrooms and a 4-piece bath, with an unfinished basement offering endless potential for customization. Recent upgrades include NEWER WINDOWS AND ROOF, providing peace of mind for years to come. The true standout is the immaculate, MAINTENANCE FREE YARD designed with entertaining in mind. Enjoy summer gatherings on the spacious TWO-TIER DECK, perfect for hosting friends or relaxing in the sun. A 26 x 24 ft OVERSIZED DOUBLE GARAGE adds incredible value with ample space for vehicles, storage, or a workshop. While the interior awaits a touch of cosmetic TLC, the home is structurally sound and brimming with potential. A great opportunity in one of Pineviews most desirable locations!

Built in 1975

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4436232 |
| Price | \$369,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |



| | |
|----------------|------------------------|
| Full Baths | 1 |
| Square Footage | 972 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 8217 96 Avenue |
| Area | Fort Saskatchewan |
| Subdivision | Pineview Fort Sask. |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 2V8 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Deck, Vinyl Windows, See Remarks |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 13th, 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 May 14th, 2025 at 1:17pm MDT