

\$394,900 - 9 Reed Court, Fort Saskatchewan

MLS® #E4423687

\$394,900

3 Bedroom, 3.00 Bathroom, 1,224 sqft
Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This charming 1/2 duplex spans 1223 sq ft over two stories and has been meticulously maintained throughout. The main floor features a U-shaped kitchen complete with all appliances, ample cabinetry, and generous counter space. The dining area opens onto a deck that leads to a fully fenced yard, which includes a spacious patio and steps down to a lovely area perfect for a cozy fire pit! The inviting living room is enhanced by a corner gas fireplace, new flooring, and a stylish shiplap wall. Completing the main level is a convenient 2-piece powder room. On the upper floor, you'll discover three bedrooms, including a master suite with a walk-in closet and a 3-piece ensuite. There is also another full bathroom on this level, eliminating any bathroom time disputes! The fully finished basement boasts a large recreational room, a 2-piece bathroom, and a furnace/laundry/storage area. Additionally, there's an extra parking space out front! Nestled on a quiet street. Oh central air conditioning for those warm days.



Built in 2008

Essential Information

MLS® #	E4423687
Price	\$394,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,224
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 and Half Storey
Status	Active

Community Information

Address	9 Reed Court
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E8

Amenities

Amenities	Air Conditioner, Deck
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 3rd, 2025
Days on Market	33
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 April 5th, 2025 at 7:17pm MDT