

Courtesy Of Dustin Racine Of Exp Realty

## \$389,900 - 10015b 97 Avenue, Fort Saskatchewan

MLS® #E4426256

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,195 sqft  
Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Here is a rare find...a newer built (2004), bungalow-style half duplex under 390k! The open floor plan features an enormous U-shaped kitchen with plenty of cabinet and counter space. Alongside the eating peninsula, sits a sizeable dining area and living room. The main floor includes a primary suite with his and hers closets and a full 3 pc. bath w/ stand-up shower. Down the hall are 2 more large bedrooms and the main 3 pc bath. Upgrades include fresh paint on the walls and ceilings and new LED light fixtures. The unspoiled basement features 9 FT CEILINGS, A SEPARATE SIDE ENTRANCE and a practical layout for future development. This builder was proactive, having installed large windows for future bedrooms and light, and ensuring all the plumbing rough-ins were done during construction. The exterior has curb appeal and character with a welcoming front porch, and two-tone stucco. Outside is a fully fenced backyard, and a concrete patio beside the single detached garage. Close to schools, parks and shopping.

Built in 2004

### Essential Information

MLS® # E4426256

Price \$389,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,195
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	10015b 97 Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1R3

### **Amenities**

Amenities	Hot Water Natural Gas, Vinyl Windows, Infill Property, 9 ft. Basement Ceiling
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 18th, 2025

Days on Market      18

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 6:47pm MDT