

\$799,900 - 9509 99 Avenue, Fort Saskatchewan

MLS® #E4419014

\$799,900

3 Bedroom, 1.50 Bathroom, 2,397 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

This well designed four-plex offers a great layout and the perfect opportunity to generate rental income. All the upper levels features a bright and open one bedroom space complete with a half bath , a functional kitchen, a dining area, a cozy living room, and a pantry for added storage. All the basements come with 3 bedrooms, a full bath, a dedicated laundry/furnace room, and a convenient closed-off storage area under the stairs. One unit was renovated 4 years ago and now boasts updated flooring, trim, baseboards, and modern lighting. The remaining units present an excellent opportunity for updates and value-adding improvements. Each unit is equipped with a refrigerator, stove, washer and dryer! 4 parking spaces at the back of the property which backs on to the Our Lady of the Angels Catholic School yard.

Built in 1969

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4419014 |
| Price | \$799,900 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 2,397 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 1969 |
| Type | Single Family |
| Sub-Type | 4PLEX |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 9509 99 Avenue |
| Area | Fort Saskatchewan |
| Subdivision | Pineview Fort Sask. |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 1R4 |

Amenities

| | |
|----------------|-------------|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | See Remarks |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------|
| Elementary | Southpointe |
|------------|-------------|

| | |
|--------|----------------|
| Middle | Rudolph Hennig |
| High | Fort High |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 21st, 2025 |
| Days on Market | 88 |
| Zoning | Zone 62 |



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Listing information last updated on April 19th, 2025 at 2:17am MDT