

## \$399,900 - 9015 96 Street, Fort Saskatchewan

MLS® #E4446293

**\$399,900**

5 Bedroom, 2.50 Bathroom, 1,159 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome to this beautifully maintained bungalow with stunning curb appeal located in the mature neighborhood of Sherridon Heights. This home offers the perfect blend of comfort, functionality and classic charm. The main floor features an inviting living room with new picturesque triple pane window that flows seamlessly into the large dining area and charming kitchen space. You will also find an updated 4 pc main bath and 3 spacious bedrooms with the primary featuring a 2 pc en-suite. Downstairs offers a fantastic rec room, 2 additional bedrooms, laundry and storage with a 3 pc bathroom. The yard is stunning and the detached double garage includes furnace heating!! Also includes A/C!! A location that is truly ideal, close to firehall, legion, schools, golf and curling club, arenas, shopping and dining!

Built in 1968

### Essential Information

MLS® #	E4446293
Price	\$399,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,159



Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9015 96 Street
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1S1

### Amenities

Amenities	Air Conditioner, Patio, See Remarks
Parking	Double Garage Detached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 7th, 2025
-------------	----------------

Days on Market 8

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 July 15th, 2025 at 1:02am MDT