

## \$410,000 - 9914 94 Street, Fort Saskatchewan

MLS® #E4434761

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,395 sqft

Single Family on 0.00 Acres

Bridgeview Fort Sask., Fort Saskatchewan, AB

Welcome to this unique 2-storey home, just steps from scenic trails and the river valley! A charming front porch invites you in, where youâ€™ll find new vinyl plank flooring throughout. The main level offers two spacious living areasâ€”one with a cozy gas fireplaceâ€”and a beautifully updated kitchen with quartz counters and ceiling-height white cabinets. The kitchen, dining, and living areas all overlook the massive backyard, featuring a huge deck, newer fence, and storage shedâ€”perfect for outdoor living. Finishing this level is a 2 pace bath and access to the oversized single attached garage. Upstairs, you'll find a full 4-piece bathroom and three bedrooms, including a spacious primary suite with a walk-in closet and its own full 4-piece ensuite. The basement is partly finished and offers great storage, laundry/utility space, rough-in for a future bathroom, and potential for a fourth bedroom. Driveway fits two vehicles comfortably. A fantastic home in a great location!

Built in 1997

### Essential Information

MLS® # E4434761

Price \$410,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,395
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9914 94 Street
Area	Fort Saskatchewan
Subdivision	Bridgeview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4J5

### Amenities

Amenities	Deck, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	23
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 29th, 2025 at 9:17pm MDT