

## \$473,500 - 8525 92 Avenue, Fort Saskatchewan

MLS® #E4453324

**\$473,500**

4 Bedroom, 2.50 Bathroom, 1,072 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Welcome Home to this beautifully maintained bungalow in Pineview offering over 2000sqft of prime living space in a great location, backing onto Fort Saskatchewan's trail system & green space. The main floor boasts a spacious back entrance, a bright open kitchen with abundant counter space, & a large dining area with French doors leading to a large 22x16 deck. The inviting living room features a stunning floor to ceiling brick wood burning fireplace, complemented by hardwood floors & newer windows throughout. 3 generously sized bedrooms, a 4PC bath, & a 2PC ensuite complete the main floor. The fully finished basement includes a large family room, 4th bedroom, 3PC bath, & a versatile storage/craft room that could serve as a 5th bedroom. Fresh paint and new flooring add to the home's modern appeal. Outside, enjoy a newly built front porch, a 30x28 heated & insulated dream garage, & a large storage shed. Durable metal shingles & a roof pre-bracketed for solar panels provide lasting value.

Built in 1976

### Essential Information

MLS® # E4453324

Price \$473,500

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,072                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8525 92 Avenue      |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 1A1             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                             |
| Fireplaces        | Brick Facing                                                                                    |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                           |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public |

|              |                                               |
|--------------|-----------------------------------------------|
|              | Swimming Pool, Public Transportation, Schools |
| Roof         | Metal                                         |
| Construction | Wood, Brick, Vinyl                            |
| Foundation   | Concrete Perimeter                            |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Win Ferguson           |
| Middle     | Ecole Rudolph Hennig   |
| High       | Fort Saskatchewan High |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 62           |

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Listing information last updated on August 20th, 2025 at 3:32pm MDT