

## \$775,000 - 9945 82 Street, Fort Saskatchewan

MLS® #E4455005

**\$775,000**

6 Bedroom, 2.50 Bathroom, 2,241 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Backing directly onto the RIVER VALLEY, this 2,200+ sq ft 4-level split combines unbeatable space, location, & updates. Curb appeal shines with a completely updated exterior! Inside, new vinyl plank flooring and railings lead to a bright living room, formal dining area, & a completely remodelled kitchen with quartz counters, custom cabinetry, & modern appliances. Upstairs, discover 4 bedrooms including the primary retreat with private balcony overlooking the massive yard, walk-in closet, & 3-pc ensuite. A 4-pc bath completes this level. The lower level offers a cozy family room with stone fireplace surround and built-ins, plus sliding doors to the patio, and a convenient half bath. The finished basement adds 2 more bedrooms, laundry, and a flex/family room. Outside, enjoy the pie shape yard with a huge deck for entertaining, mature trees, fire pit area, & direct access to nature. With an attached double garage, & close to parks, schools, highway access & amenities, this is a rare river valley gem!

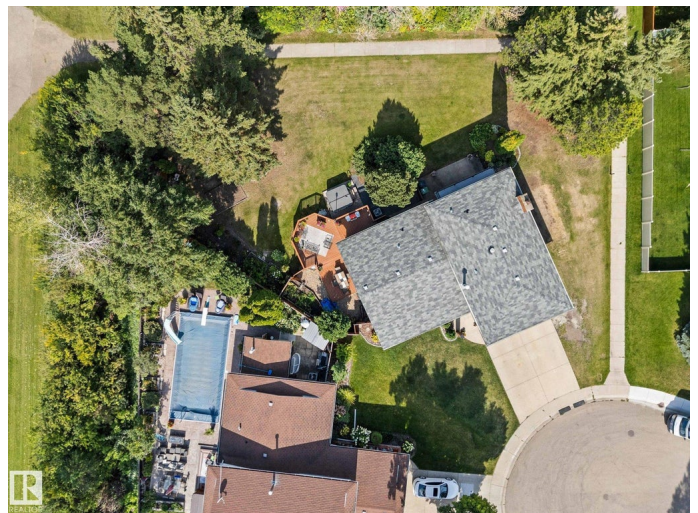
Built in 1978

### Essential Information

MLS® # E4455005

Price \$775,000

Bedrooms 6



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,241
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	9945 82 Street
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 3E6

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Not Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, River Valley View, River View, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	James Mowat, St. John xxii
Middle	Rudolf Hennig, St JPll
High	Fort High, St Andre Besset

### Additional Information

Date Listed	August 28th, 2025
Days on Market	1
Zoning	Zone 62

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Listing information last updated on August 29th, 2025 at 3:47pm MDT