

\$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



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 April 19th, 2025 at 9:17am MDT