

## **\$379,900 - 10114 109a Street, Fort Saskatchewan**

MLS® #E4444648

**\$379,900**

3 Bedroom, 2.00 Bathroom, 906 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

Welcome to this beautifully maintained 905.67 sq ft bungalow, perfectly situated in a quiet Fort Saskatchewan neighbourhood. Backing onto peaceful greenspace, this home offers privacy, serenity, and a lovely view from your sunny front patio. Step inside to find numerous updates, including a modern kitchen, refreshed main floor bathroom, updated flooring, and neutral paint. The roof was replaced less than a year ago and includes a transferable warranty. A new hot water tank has also been installed. The fully finished basement provides excellent additional living space, with a total of 3 bedrooms (2 up + 1 down) and 2 full bathrooms, making this home ideal for first-time buyers, savvy investors, or those looking to downsize without compromising on comfort. Enjoy the oversized detached garage with convenient back-alley access, and a spacious, landscaped yard complete with a garden area – perfect for outdoor enthusiasts. Located close to parks, schools, shopping, with easy access to commuter highways.

Built in 1953

### **Essential Information**

MLS® # E4444648

Price \$379,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	906
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10114 109a Street
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2K6

### **Amenities**

Amenities	Fire Pit, No Smoking Home, Patio, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Back Lane, Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                7  
Zoning                              Zone 62

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