

## \$494,900 - 9412 96 Street, Fort Saskatchewan

MLS® #E4451931

**\$494,900**

4 Bedroom, 2.50 Bathroom, 1,231 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome Home! Family ready 4 Level Split in Sherridon. Close to Parks, Schools, Pool, Golf, and Nestled in the Heart of Fort Saskatchewan. Quiet mature tree lined street with oversized fenced landscaped back yard. Large double garage with plenty of parking and spot for RV. Well maintained updated home with ideal metal roof, quality setting and landscaped with wood shelter and brick patio, plenty of storage and shed. Terrific curb appeal opens up to large main floor living room, walk through dining to custom updated kitchen with plenty of quality cabinets, tons of storage, kitchen island, and all appliances. Kitchen that fits and lasts with pull out pantry and plenty of counter space. Upper floor has three bedrooms, full bath, and master bedroom with half bath ensuite. Follow through to lower level with additional bedroom, rec room, and full bathroom with stand up shower and laundry. Additional lower level with tons of storage, additional room/den, utility and rear split entrance. Hardwood Floors! WOW!

Built in 1968

### Essential Information

MLS® # E4451931

Price \$494,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,231                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9412 96 Street    |
| Area        | Fort Saskatchewan |
| Subdivision | Sherridon Heights |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1S6           |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Gazebo, Patio, See Remarks |
| Parking Spaces | 5                          |
| Parking        | Double Garage Detached     |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Stories           | 4                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Finished                                                                          |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal, Stucco                                                                                     |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks |
| Roof              | Metal                                                                                                          |

|              |                            |
|--------------|----------------------------|
| Construction | Wood, Brick, Metal, Stucco |
| Foundation   | Concrete Perimeter         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 62          |

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Listing information last updated on August 20th, 2025 at 1:47pm MDT