

\$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 86
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 17th, 2025 at 12:17pm MDT