

## \$369,900 - 8217 96 Avenue, Fort Saskatchewan

MLS® #E4436232

**\$369,900**

2 Bedroom, 1.00 Bathroom, 972 sqft

Single Family on 0.00 Acres

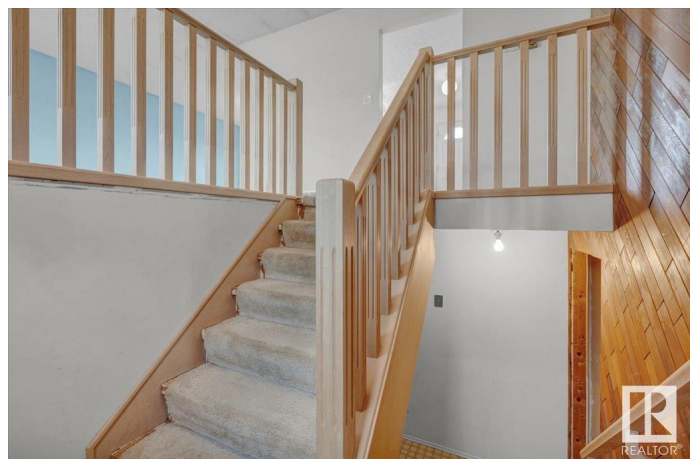
Pineview Fort Sask., Fort Saskatchewan, AB

Visit REALTOR® website for additional information. Located in the SOUGHT-AFTER community of PINEVIEW, this bilevel offers a fantastic opportunity to build equity in a well-established neighbourhood. The home features 2 bedrooms and a 4-piece bath, with an unfinished basement offering endless potential for customization. Recent upgrades include NEWER WINDOWS AND ROOF, providing peace of mind for years to come. The true standout is the immaculate, MAINTENANCE FREE YARD designed with entertaining in mind. Enjoy summer gatherings on the spacious TWO-TIER DECK, perfect for hosting friends or relaxing in the sun. A 26 x 24 ft OVERSIZED DOUBLE GARAGE adds incredible value with ample space for vehicles, storage, or a workshop. While the interior awaits a touch of cosmetic TLC, the home is structurally sound and brimming with potential. A great opportunity in one of Pineviews most desirable locations!

Built in 1975

### Essential Information

MLS® #	E4436232
Price	\$369,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	972
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	8217 96 Avenue
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2V8

### **Amenities**

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 13th, 2025

Days on Market 4

Zoning Zone 62

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Listing information last updated on May 17th, 2025 at 2:47am MDT