

## \$399,000 - 9621 89b Street, Fort Saskatchewan

MLS® #E4443455

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Welcome to this charming bungalow situated on a desirable corner lot! Boasting over 1,200 square feet of living space plus a fully finished basement, this property offers exceptional value and versatility. The main floor features an inviting layout with bright, airy rooms and modern finishes throughout. On this floor, you'll find three comfortable bedrooms with ample closet space and natural light. The finished basement provides a fourth bedroom, perfect for guests, a home office, or teen retreat. Outdoor enthusiasts will appreciate the expansive yard offering endless possibilities for gardening, play areas, or summer entertaining. The convenient parking pad accommodates multiple vehicles with ease. Located in a family-friendly neighbourhood with excellent schools nearby, this home combines space, comfort, and location. Quick access to shopping, dining, and recreational amenities makes everyday living a breeze. Don't miss this opportunity to own a versatile home with room to grow in a prime location.

Built in 1973

### Essential Information

MLS® #	E4443455
Price	\$399,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9621 89b Street
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1J8

### Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Detectors Smoke, Hot Tub, Hot Water Natural Gas, No Smoking Home, Vacuum System-Roughed-In
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Built-In, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Landscaped,

No Back Lane, Playground Nearby, Schools, Shopping Nearby,  
Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	6
Zoning	Zone 62

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