

## \$439,900 - 8948 95 Avenue, Fort Saskatchewan

MLS® #E4454342

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,134 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

MATURE QUIET LOCATION WITH NO REAR NEIGHBOURS! Motivated Seller Offering this Upgraded 4 Level Split with over 2000 sq ft of Developed space. Upgrades include Shingles, Hardie Board Siding, New Vinyl Windows, Entire New Kitchen with Solid Surface tops, Beautiful Island eating area with stools and tons of extra storage space - High End Italian Gas Stove - Custom Hood Fan - Stainless Appliances, Including a Beverage Cooler - Engineered Hardwood flooring! Plenty of space for families with 4 Bedrooms and 3 Baths, a large lower level Family Space with a Wood Burning Fireplace. A Large Rec Space in the Basement includes a Murphy Bed, Storage room and a Large Useful Laundry Area. A large Back yard has a spacious deck that faces the quiet Park and Greenspace. Wired for a Hot Tub! Don't Miss out... We've got your keys!

Built in 1974

### Essential Information

MLS® #	E4454342
Price	\$439,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2



Square Footage	1,134
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	8948 95 Avenue
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1C3

### **Amenities**

Amenities	On Street Parking, Crawl Space, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In
Parking	2 Outdoor Stalls, Front Drive Access, No Garage

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 62

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