

\$395,000 - 7913 95 Avenue, Fort Saskatchewan

MLS® #E4419657

\$395,000

3 Bedroom, 2.00 Bathroom, 1,018 sqft
Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Judicial Sale – Incredible Opportunity!
Discover the charm of this 4-level split home, offering 1,018 sq. ft. above grade and 700 sq. ft. below, nestled in a quiet cul-de-sac. The open-concept main level boasts vaulted wood-paneled ceilings. Featuring 3 bedrooms & 2 full bathrooms, this home has seen key updates, including furnace, hot water heater, newer windows, exterior doors, shingles, and siding. Enjoy year-round comfort with air conditioning & wood-burning stone fireplace. Step outside to a large, private South-facing yard, complete with a deck, & fire pit-perfect for unwinding. Conveniently located near schools, parks, transit, amenities, Dow Centennial Centre, a spray park & scenic bike paths. Whether you're looking for a family home, an investment property or a downsizing option, this home has incredible potential. Needs some TLC, add your personal touch and make it shine!



Built in 1979

Essential Information

MLS® #	E4419657
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,018
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	7913 95 Avenue
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 3L4

Amenities

Amenities	On Street Parking, Air Conditioner, Fire Pit, Hot Water Natural Gas, Vinyl Windows
Parking	Front Drive Access, Single Carport

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Concrete, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary James Mowat Elementary
Middle Fort Saskatchewan JH
High Fort Saskatchewan HS

Additional Information

Date Listed January 30th, 2025
Days on Market 43
Zoning Zone 62



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