

# \$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 79  
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 10th, 2025 at 1:32pm MDT