

Courtesy Of Ramie L Browatzke Of RE/MAX Edge Realty

## \$399,500 - 8210 95b Avenue, Fort Saskatchewan

MLS® #E4423831

**\$399,500**

5 Bedroom, 2.50 Bathroom, 1,111 sqft  
Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

This charming bungalow is nestled in a quiet cul-de-sac, just a block away from James Mowat Elementary School. The spacious eat-in kitchen offers ample cabinet and counter space, perfect for cooking and entertaining. The dining area overlooks the bright and inviting living room, which features a cozy wood-burning fireplace. The primary bedroom is generously sized and includes a convenient 2-piece ensuite. Two additional bedrooms and a well-appointed 4-piece bathroom complete the main level. Downstairs, you'll find a versatile basement with a large rec room, a den, a storage room, a combined utility and laundry area, and one or two additional bedrooms, along with a 3-piece bathroom. Some of the recent upgrades to this home include new shingles and blown-in insulation completed in 2020, central air conditioning for year-round comfort, all-new sod with underground sprinklers, an upgraded electrical panel, and stylish vinyl plank flooring throughout the basement.

Built in 1975

### Essential Information

MLS® #	E4423831
Price	\$399,500
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,111
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8210 95b Avenue
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2V5

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, No Smoking Home, Sprinkler Sys-Underground
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 4th, 2025  
Days on Market 10  
Zoning Zone 62

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