

## **\$549,900 - 8329 99 Avenue, Fort Saskatchewan**

MLS® #E4443410

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,253 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Welcome to this Stunningly Renovated Bungalow offering the perfect blend of style, space, & functionality. Enjoy the open-concept kitchen with modern cabinetry, SS appliances & plenty of natural light. Rich hardwood floors flow throughout the main level, creating a warm & inviting atmosphere. The fully finished basement features a large rec room, private in-law suite with spacious kitchen & full bath plus private laundry & Central Vac on both floors. Outside: Enjoy your Stamped Concrete Patio that's wired so you can install any size Hot Tub & then there's the 27' x 23' heated "Guy's Garage" that is the ultimate workspace or hangout place, with additional RV parking & plenty of driveway space on this RARE 60' Deep X 120' Wide Lot. Additional Features include Under Ground Sprinklers, Central AC, Electronic Blinds on Front Window and a Huge Shed plus Cedar Fence & Deck. Just steps to schools and the miles of trails along the North Saskatchewan River & Chabot Park, this move-in ready home has it all.

Built in 1979

### **Essential Information**

MLS® # E4443410

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,253                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8329 99 Avenue      |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 3E4             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, No Smoking Home, Vinyl Windows  |
| Parking Spaces | 6  |
| Parking        | Double Garage Attached, Heated, Over Sized, RV Parking |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Slab  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 62         |

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Listing information last updated on July 6th, 2025 at 10:02pm MDT