

## \$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 | 88                 |
| Zoning         | Zone 62            |



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Listing information last updated on April 19th, 2025 at 4:02am MDT