

## \$374,900 - 9 Reed Court, Fort Saskatchewan

MLS® #E4423687

**\$374,900**

3 Bedroom, 3.00 Bathroom, 1,224 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

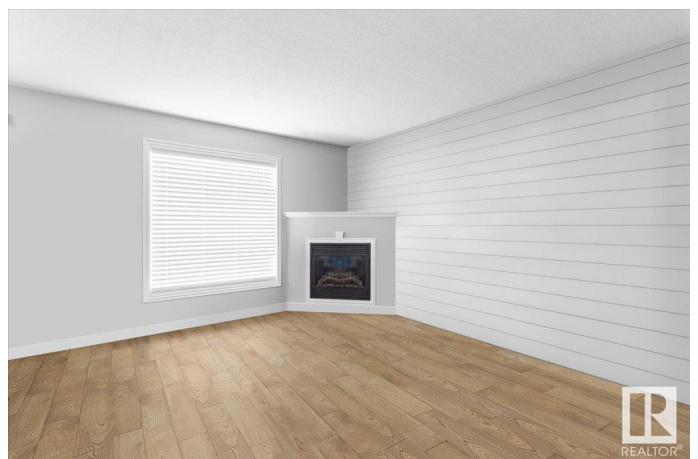
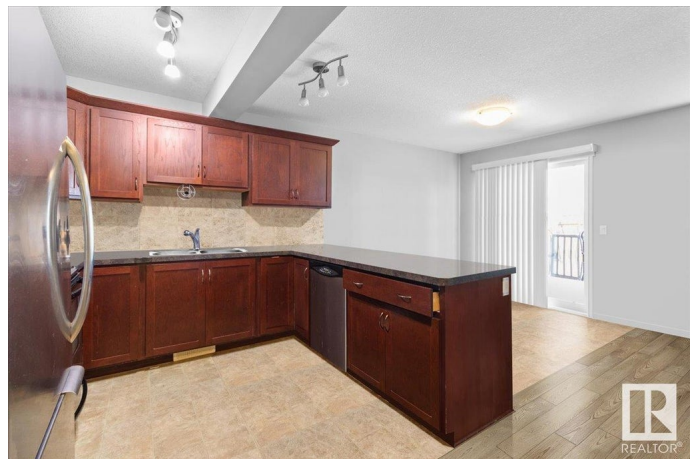
This charming 1/2 duplex spans 1223 sq ft over two stories and has been meticulously maintained throughout. The main floor features a U-shaped kitchen complete with all appliances, ample cabinetry, and generous counter space. The dining area opens onto a deck that leads to a fully fenced yard, which includes a spacious patio and steps down to a lovely area perfect for a cozy fire pit! The inviting living room is enhanced by a corner gas fireplace, new flooring, and a stylish shiplap wall. Completing the main level is a convenient 2-piece powder room. On the upper floor, you'll discover three bedrooms, including a master suite with a walk-in closet and a 3-piece ensuite. There is also another full bathroom on this level, eliminating any bathroom time disputes! The fully finished basement boasts a large recreational room, a 2-piece bathroom, and a furnace/laundry/storage area. Additionally, there's an extra parking space out front! Nestled on a quiet street. Oh central air conditioning for those warm days.

Built in 2008

### Essential Information

MLS® # E4423687

Price \$374,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,224             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Single Family     |
| Sub-Type       | Half Duplex       |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9 Reed Court      |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0E8           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Corner, Mantel                                                                                                                               |
| Stories           | 3                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Fenced, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Vinyl                       |
| Foundation        | Concrete Perimeter                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 62              |
| Zoning         | Zone 62         |

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Listing information last updated on May 3rd, 2025 at 11:32pm MDT