

## \$649,000 - 10231 109 Street, Fort Saskatchewan

MLS® #E4441091

**\$649,000**

4 Bedroom, 3.00 Bathroom, 1,844 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

Beautifully maintained 1,640 sq. ft. 2-storey home nestled on a massive 90x170 lot! The house was completely renovated to the stud in 2012, replacing wiring, plumbing, roof etc. The open dining area features hardwood flooring and newer patio doors leading to a large, two-tiered deck. Kitchen boasts views of the backyard, updated countertops and floor, refinished cabinetry w/built-ins & newer appliances. Main floor family room w/gas fireplace is the perfect spot to unwind. Upstairs has hardwood throughout all three bedrooms and hallway. Renovated main bath and large 4-piece ensuite featuring a soaker tub with serene views. The basement offers a bedroom, 2-piece bath, and rec room. Other Updates incl: Foam insulation in the walls new insulation ceiling. Oversized double attached garage, PLUS rear alley access to massive asphalt parking pad OVERSIZED TRIPLE CAR SHOP is a car collector's or mechanics dream! All backing directly the North Saskatchewan River Valley, which has beautiful walking & bike trails!

Built in 1953

### Essential Information

MLS® # E4441091

Price \$649,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,844                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 10231 109 Street      |
| Area        | Fort Saskatchewan     |
| Subdivision | Old Fort Saskatchewan |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 2K7               |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Deck, Fire Pit, Front Porch |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached      |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Storage Shed, Washer, Refrigerators-Two, Stove-Countertop Inductn, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Metal                                                |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Fruit |

Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Vegetable Garden

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 62        |

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Listing information last updated on June 17th, 2025 at 5:47pm MDT