

## \$449,900 - 9709 93 Avenue, Fort Saskatchewan

---

MLS® #E4460372

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome to this beautifully updated bungalow. The low-maintenance front yard is designed with rock flower beds and walkways that lead to a spacious front entry featuring a built-in seat & feature wood wall. Inside, the bright & open living room offers a large window that floods the space with natural light & showcases new vinyl plank flooring. The stunning, fully renovated kitchen boasts a tile backsplash, quartz counters, stainless steel appliances with gas stove & a huge island seating five that opens to a dining area with custom storage cabinetry. Wainscoting & a gorgeous wood beam add warmth & character throughout the main floor. The primary bedroom has its own two-piece ensuite, & with two additional bedrooms & a four-piece bath this completes the main level. The fully finished basement provides a family rm, flex space, den, laundry rm & a fourth bedroom with an ensuite. The single detached garage, along with a fenced backyard, deck & tree house make this home ready for endless summer fun.



Built in 1970

### Essential Information

MLS® # E4460372

Price \$449,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,163                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9709 93 Avenue    |
| Area        | Fort Saskatchewan |
| Subdivision | Sherridon Heights |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1N3           |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, See Remarks                  |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                     |
| Fireplace         | Yes                                                                           |
| Fireplaces        | Glass Door                                                                    |
| Stories           | 2                                                                             |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Finished                                                                |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stucco             |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 33                |
| Zoning         | Zone 62           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 1:47pm MST