

## \$449,000 - 9414 96 Street, Fort Saskatchewan

MLS® #E4457106

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,175 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Pride of Ownership in this Lovely Family Home! This charming bungalow is set on a beautiful tree-lined street in the mature Sheridan community, just minutes from schools, parks, shopping, and recreation facilities. Offering 4 + 1 bedrooms/den, 2.5 bathrooms, and thoughtful updates, this home combines comfort, function, and value. The bright main floor features a welcoming living room with floor to ceiling windows, a spacious kitchen with ample cabinetry, and a large dining area for family meals. Three generous bedrooms complete the main level, including a clever design that connects the main bath to the primary ensuite for private access. The fully developed basement adds a large bedroom, an additional bedroom/den, a family room, storage, and a 3-piece bath with sauna. Outdoors, the fenced yard is designed for entertaining and relaxation with a large deck, gazebo, and landscaped space. A powered 20x10 shed with roll-up and double doors is ideal for hobbies or storage, and extra alley parking!

Built in 1968

### Essential Information

MLS® # E4457106

Price \$449,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,175                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9414 96 Street    |
| Area        | Fort Saskatchewan |
| Subdivision | Sherridon Heights |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1S6           |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Gazebo, Hot Water Natural Gas, Sauna; Swirlpool; Steam, See Remarks |
| Parking   | Front Drive Access, Over Sized, Rear Drive Access, Single Garage Attached, See Remarks       |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Stories           | 2                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                      |

### Exterior

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

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 22                   |
| Zoning         | Zone 62              |

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Listing information last updated on October 2nd, 2025 at 4:02pm MDT