

## \$399,900 - 10013 97 Avenue, Fort Saskatchewan

MLS® #E4452250

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

WOW, almost 8000sq ft property! Two LOTS. This is the epitome of the perfect family area. With schools only a few steps away, you may want to come visit this home. Just around the corner, there is a Swimming Pool, Skate Park, Curling Rink & Golf Course. This 3 bedroom home is located in a beautiful mature area of Fort Sask & both lots are included in the price. Shingles were just done in 2024, windows are all vinyl, 100amp power, furnace & HWT are newer and the siding is only 2 years old. Gorgeous kitchen with stainless appliances, two living rooms, both have double patio doors that open to the HUGE yard, a single attached O/S garage on the front, but the best part...the back alley, & fence opens up to store RV. Come and check it out, you could potentially add a double or triple garage! The main floor also has a master bedroom, 3 pc bathroom, laundry, and the upper level has two more bedrooms, plus a 4pc bathroom.

Built in 1946

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452250  |
| Price      | \$399,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,311                  |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10013 97 Avenue   |
| Area        | Fort Saskatchewan |
| Subdivision | Sherridon Heights |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1R3           |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | See Remarks                                     |
| Parking Spaces | 4                                               |
| Parking        | Over Sized, Single Garage Attached, See Remarks |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | See Remarks                                                                        |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Back Lane        |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |
| Foundation        | See Remarks      |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 9th, 2025 |
|-------------|------------------|

Days on Market 84

Zoning Zone 62

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