

## \$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	9
Zoning	Zone 62

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