

# \$409,900 - 9604 94 Avenue, Fort Saskatchewan

MLS® #E4447258

## \$409,900

4 Bedroom, 2.50 Bathroom, 1,193 sqft  
Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Nestled in the quiet community of Sherridon Heights sits this well cared for bungalow with an oversized double detached garage! The pride of ownership beams through this immaculate home. The main floor features 3 great sized bedrooms, a 4 piece main bathroom, living room, dining room, kitchen and the primary even has a 2 piece ensuite. The fully finished basement has a great sized laundry/ utility room, a bedroom, cold storage room, 3 piece bathroom and a large rec room area. The yard is very private and has a great garden and patio area! There is additional parking or RV parking off the rear driveway and a great storage shed as well! This home is close to schools, parks, shopping and transit routes!

Built in 1966

### Essential Information

MLS® #	E4447258
Price	\$409,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,193
Acres	0.00



Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9604 94 Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1N9

### Amenities

Amenities	Off Street Parking, On Street Parking, Bar, Closet Organizers, No Smoking Home, Parking-Extra, R.V. Storage
Parking	Double Garage Detached, Over Sized, RV Parking

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Private Setting
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Fort Sask. Elementary
Middle	Rudolph Hennig

HighFort Senior High

Additional Information

Date ListedJuly 11th, 2025  
Days on Market12  
ZoningZone 62

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