



Exterior Front

Fort Saskatchewan

9709 93 AV

Sherridon Heights

T8L 1N3

LP:

SP:

\$464,900

M

Listing ID #	E4460372	ACTIVE	
Building Type	Detached Single Family		
Style	Bungalow		
Year Built	1970	Sold Date	
Full Baths	2	Bedrooms Above	3
Half Baths	1	Bedrooms Total	4
Total Baths	2.1	Basement	Full
Tot Flr AG SqFt	1,162.51	Basement Dev	Fully Finished
		Tot Flr AG SqM	108.00

URL-Virtual Tour

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.

Directions

Living Room	M	Bedroom 3	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	M	Bedroom 4	B	1	2	M	Yes	Main		
Kitchen	M	Flex Space	B	2	4	M	No	Upper		
Family Room	B	Laundry Room	B	3	3	B	No	Above Grd		
Den	B			4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	M			6				Tot Flr AG	108.00	1,162.51
Bedroom 2	M			7				# Finished	2	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Forced Air-1	Basement	Full / Fully Finished
Foundation	Concrete	Separate Ent	
Roof Type	Asphalt Shingles	2nd Suite	No
Exterior	Stucco	Garage Suite	Permit By Seller
Flooring	Ceramic Tile, Laminate Flooring, Vinyl Plank	Garden Suite	Permit
Features	Deck, See Remarks	Lot Shape	Irregular
		Lot Size SqM	613.16
		Zoning	
		Tax Amount	\$2,923.48 / 2025
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings	Goods Excl	

Warranty	
Fireplace	Yes
FP Fuel	Wood
FP Type	Glass Door
HOA Y/N	No
HOA Fee/Schd	/
HOA Fee Incls	
Site Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Parking	Over Sized, Single Garage Detached

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			