

## \$479,900 - 8268 94 Avenue, Fort Saskatchewan

MLS® #E4457755

**\$479,900**

5 Bedroom, 2.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Excellent opportunity in Fort Saskatchewan's Pineview area! This fully developed 3+2 bedroom bungalow with double detached garage sits on a mature, landscaped lot within walking distance to schools, parks, and trails. The main floor features a spacious country kitchen, a large living room with a brick gas fireplace, a 4-piece bath, and three bedrooms, including a primary with a 2-piece ensuite. Downstairs, the fully finished basement offers a second kitchen, two bedrooms, a 3-piece bath with a shower, and a generous rec room with a second gas fireplace. A flexible layout makes it ideal for extended family, rental possibilities, or multi-generational living. Outside, enjoy the private backyard, patio, and mature landscaping. Shingles on the house in 2023, H2O Tank 2025, Vinyl plank flooring in the basement 2025, Main 4PC Vanity and Mirror 2025, Main floor kitchen cabinets, countertops and flooring, plus newer windows on the main floor except 1 (It's in the garage)

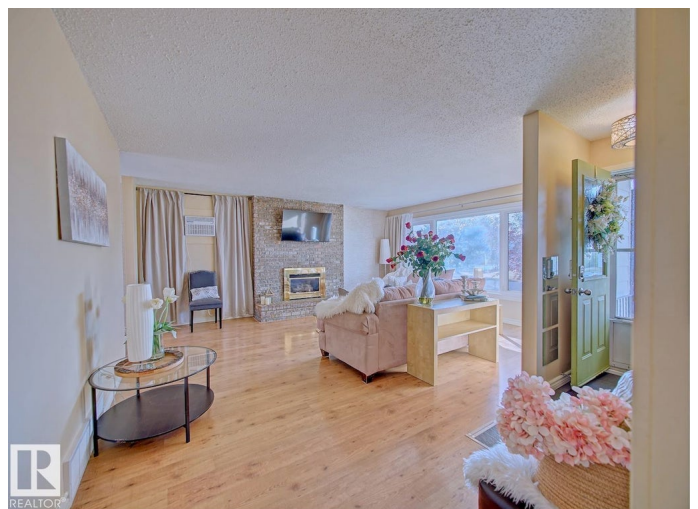
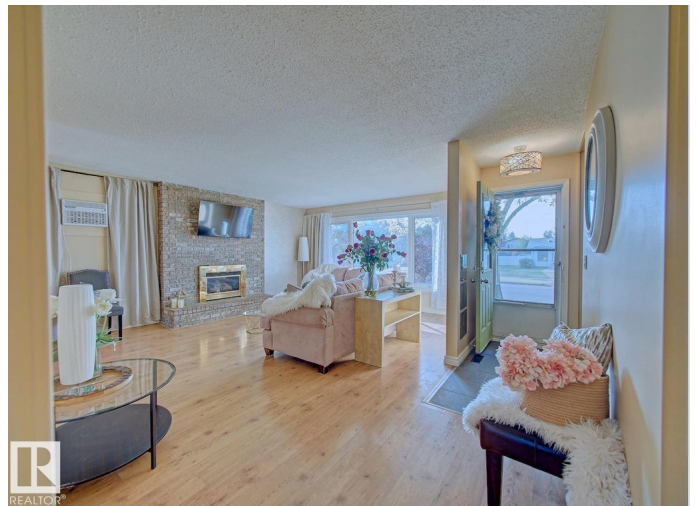
Built in 1976

### Essential Information

MLS® # E4457755

Price \$479,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8268 94 Avenue      |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 2V2             |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Detached         |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | Brick Facing, Granite Surround, See Remarks                                                                          |
| Stories           | 2                                                                                                                    |
| Has Suite         | Yes                                                                                                                  |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                  |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance |

|              |                                                                              |
|--------------|------------------------------------------------------------------------------|
|              | Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                                             |
| Construction | Wood, Brick, Vinyl                                                           |
| Foundation   | Concrete Perimeter                                                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 62              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 20th, 2025 at 2:47pm MDT