

## \$429,000 - 8218 93 Avenue, Fort Saskatchewan

MLS® #E4430824

**\$429,000**

4 Bedroom, 2.00 Bathroom, 1,068 sqft

Single Family on 0.00 Acres

McNicol, Fort Saskatchewan, AB

This extremely well maintained fully finished bungalow shows excellent. Located near recreation facilities, schools, playgrounds and easy access to Highway 21. The main level offers a very comfortable floor plan that includes a spacious living room, a bright white kitchen with ample cupboards for storage, a dining area, two bedrooms and a 4pc bathroom. Downstairs you will find nice sized Recreation Room with a wood burning stove, two additional bedrooms, a 3pc bathroom, a storage/craft area and a utility room. Outside, the home offers a two tiered deck with an enclosure, a huge patio and a maintenance free yard. To finish things off, the home has a double attached garage and a huge Driveway for lots of parking.

Built in 1986

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430824  |
| Price          | \$429,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,068     |
| Acres          | 0.00      |
| Year Built     | 1986      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8218 93 Avenue    |
| Area        | Fort Saskatchewan |
| Subdivision | McNicol           |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 3P1           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Patio            |
| Parking   | Double Garage Attached |

### Interior

|              |                                                                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                              |
| Stories      | 2                                                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                                                                         |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                   |
| Exterior Features | Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Recreation Use |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stucco                                                                                   |
| Foundation        | Preserved Wood                                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 62          |

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Listing information last updated on May 2nd, 2025 at 5:32am MDT