

\$335,000 - 9906 96a Avenue, Fort Saskatchewan

MLS® #E4452734

\$335,000

3 Bedroom, 2.00 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Charming and well-maintained half-duplex in desirable Sherridon Heights, Fort Saskatchewan. This inviting home boasts great curb appeal, a bright and stylish kitchen filled with natural light, and tasteful décor throughout. The main floor offers three comfortable bedrooms and a spacious 5-piece bathroom. Downstairs, you'll find a 4-piece bathroom and an unfinished basement ready for your personal touch or extra storage. The beautifully kept yard is perfect for relaxing or entertaining, and the friendly neighbors add to the welcoming feel. All major appliances – fridge, stove, dishwasher, microwave, washer, and dryer – are included for an easy move. Ideal for first-time buyers, downsizers, or investors seeking a quality home in a vibrant community. Don't miss this beauty!

Built in 1975

Essential Information

MLS® #	E4452734
Price	\$335,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.00
Year Built	1975



Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	9906 96a Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1P6

Amenities

Amenities	Off Street Parking, On Street Parking, No Smoking Home
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	5
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 August 18th, 2025 at 8:47pm MDT