

## **\$395,000 - 7913 95 Avenue, Fort Saskatchewan**

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MLS® #E4419657

### **\$395,000**

3 Bedroom, 2.00 Bathroom, 1,018 sqft  
Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Judicial Sale – Incredible Opportunity!  
Discover the charm of this 4-level split home, offering 1,018 sq. ft. above grade and 700 sq. ft. below, nestled in a quiet cul-de-sac. The open-concept main level boasts vaulted wood-paneled ceilings. Featuring 3 bedrooms & 2 full bathrooms, this home has seen key updates, including furnace, hot water heater, newer windows, exterior doors, shingles, and siding. Enjoy year-round comfort with air conditioning & wood-burning stone fireplace. Step outside to a large, private South-facing yard, complete with a deck, & fire pit-perfect for unwinding. Conveniently located near schools, parks, transit, amenities, Dow Centennial Centre, a spray park & scenic bike paths. Whether you're looking for a family home, an investment property or a downsizing option, this home has incredible potential. Needs some TLC, add your personal touch and make it shine!



Built in 1979

### **Essential Information**

MLS® #	E4419657
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,018
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	7913 95 Avenue
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 3L4

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Fire Pit, Hot Water Natural Gas, Vinyl Windows
Parking	Front Drive Access, Single Carport

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary James Mowat Elementary  
Middle Fort Saskatchewan JH  
High Fort Saskatchewan HS

## Additional Information

Date Listed January 30th, 2025  
Days on Market 43  
Zoning Zone 62



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Listing information last updated on March 14th, 2025 at 8:32am MDT