

# **\$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	20
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 May 4th, 2025 at 6:32am MDT