

\$240,000 - 9607 101 Street, Fort Saskatchewan

MLS® #E4437243

\$240,000

5 Bedroom, 2.00 Bathroom, 1,070 sqft

Single Family on 0.00 Acres

None, Fort Saskatchewan, AB

Opportunity knocks! This half duplex bungalow has great bones, no condo fees, and a separate/side entrance with Secondary Suite potential. The upper level features a generous living room, Large eat-in kitchen, 3 Spacious Bedrooms and a full 4-piece bathroom with newer tub and tile—all are ready for your personal touches. The lower level has 2 more bedrooms, recreation space, a second 4 pc bathroom and a second kitchen. The laundry (newer washer/dryer) is ideally located in shared space on the lower level. With newer windows and the shingles (2023) already done, it's a great fit for a first-time buyer, young family, or investor looking to build equity. Located in a quiet, family-friendly area close to parks, schools, and all the essentials. A solid opportunity with tons of potential.



Built in 1964

Essential Information

MLS® #	E4437243
Price	\$240,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.00
Year Built	1964

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

Community Information

Address	9607 101 Street
Area	Fort Saskatchewan
Subdivision	None
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1T9

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 17th, 2025
Days on Market	18
Zoning	Zone 62

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