

\$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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