

## \$320,700 - 9906 109 Street, Fort Saskatchewan

MLS® #E4440189

**\$320,700**

2 Bedroom, 1.50 Bathroom, 887 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

Charming fixer upper with solid bones and BIG potential! Discover the opportunity to personalize this 2 bedroom home nestled in a quiet, tree-lined neighbourhood. Surrounded by large mature trees and set on a peaceful street, this property offers convenience with back lane access, a 22' x 16' single garage with carport and walking distance to amenities and shopping. This home retains its original hardwood floors, ready to be brought back to their former glory! The major things have been done: windows, shingles, soffits and eavestroughs, hot water tank and furnace. Basement has a 2 piece bathroom and is already framed. Whether you are an investor, first time buyer or someone looking to build equity with some elbow grease, this home presents a perfect canvas. With a little vision and some TLC, you can create something truly special!

Built in 1953

### Essential Information

MLS® #	E4440189
Price	\$320,700
Bedrooms	2
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	887
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9906 109 Street
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2K2

### Amenities

Amenities	Air Conditioner, No Animal Home
Parking	Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 2nd, 2025

Days on Market 4

Zoning Zone 62

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