

Courtesy Of Terry Paranych and Mike Green Of RE/MAX Excellence

## \$279,900 - 46 8930 99 Avenue, Fort Saskatchewan

MLS® #E4428878

**\$279,900**

3 Bedroom, 2.50 Bathroom, 1,145 sqft  
Condo / Townhouse on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

**DON'T MISS OUT!** Welcome home to this charming BUNGALOW Townhome in Country Side. Featuring 3 BEDROOMS, 2.5 BATHROOMS this END UNIT offers the perfect blend of affordable living and privacy. Main floor offers a dine-in kitchen featuring updated flooring and countertops leading to a spacious living room that is a great space to relax and unwind. Enjoy the warmth of the wood burning fireplace, the CENTRAL A/C in the summer months too keep cool, or step outside and enjoy the oversized backyard ideal for pets or outdoor activities. Down the hall you will find a full 4 pc bathroom and 3 spacious bedrooms including a master suite with large closet and 2pc ensuite. FINISHED BASEMENT features a massive rec room with rough-in for a wet bar, a full 3 pc bathroom, and huge utility room offering plenty of room for storage. Walking distance to many schools, parks, recreation, & retail services. Well managed complex with easy access to the Fort Saskatchewan trail system and river valley. All you need to do is move in!

Built in 1978

### Essential Information

MLS® #	E4428878
Price	\$279,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,145
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	46 8930 99 Avenue
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 3L1

### **Amenities**

Amenities	Air Conditioner, Parking-Visitor, Patio, Vinyl Windows, See Remarks
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve,

Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Stucco, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 8  
Zoning Zone 62  
Condo Fee \$365

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Listing information last updated on April 11th, 2025 at 2:03pm MDT