

# \$469,700 - 8233 94 Avenue, Fort Saskatchewan

MLS® #E4432708

**\$469,700**

5 Bedroom, 2.50 Bathroom, 1,435 sqft  
Single Family on 0.00 Acres

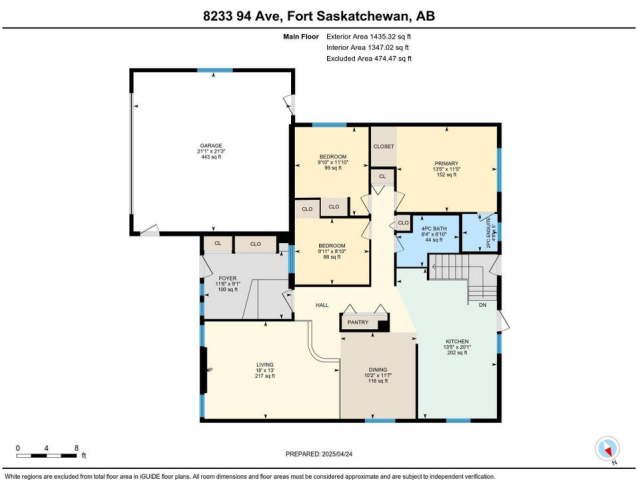
Pineview Fort Sask., Fort Saskatchewan, AB

This Pineview bungalow wraps your family in comfort the moment you walk through the door. A large entry opens to a cozy sunken living room, featuring a brand new wood-burning fireplace insert—perfect for quiet evenings & weekend story time. The kitchen, with its crisp white cabinets & granite counters, flows into the dining area & breakfast nook, making everyday meals and holiday traditions effortless. The main floor offers three bedrooms, including a spacious primary suite with ensuite, your own peaceful retreat. The finished basement extends the living space with a rec room for movie nights, two more bedrooms & a full bath—ideal for teens, guests, or creating that "hotel getaway" experience at home. This turn-key home includes a heated double garage & thoughtful updates throughout, including shingles & more. Outside, enjoy a large deck, stone patio, fenced yard, mature trees & two storage sheds. Ready to grow with you, homes like this are rare! Family life just the way you imagined. YOU'VE FOUND HOME!

Built in 1980

## Essential Information

MLS® # E4432708  
Price \$469,700



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,435                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8233 94 Avenue      |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 3L5             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Detectors Smoke, Fire Pit, Gazebo, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated, Over Sized  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Insert, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 62          |

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Listing information last updated on May 2nd, 2025 at 12:32pm MDT