

\$489,900 - 9801 103 Street, Fort Saskatchewan

MLS® #E4464356

\$489,900

6 Bedroom, 4.00 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

*** FABULOUS Opportunity In The Fort! *** A Duplex with BOTH sides on ONE title?? (Answer: Yes!) 9801 103 Street & 10302 98 Ave. One of two types of people will be interested in this property! Are you one of them, Dear Buyer? FIRST: Maybe you have extended family who need to live with you (Aging parents? Adult children?) This setup is ideal! Mom/Dad can enjoy one side comfortably while extended family lives in the other. Together, while still having privacy & independence. OR: You're an investor looking to capitalize on the strength of the rental market (Have you seen rents + vacancy rates lately?) Either way, this unique home w/2-Units (Side by Side, NOT Up+Down!) may be what you're looking for. MORE INFO: Each RENOVATED side offers a bright & open living room, kitchen PLUS primary bdrm w/FULL ensuite. A Lower level has additional 4pc bath, laundry + TWO MORE Bdrms (home office?) SIX bdrms in total! Above-ground living space (both units combined): 1195 sqft. Only minutes from schools & downtown conveniences!

Built in 1994

Essential Information

MLS® # E4464356

Price \$489,900



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,195
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

Community Information

Address	9801 103 Street
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2C7

Amenities

Amenities	Deck, Detectors Smoke, See Remarks
Parking	No Garage, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 1st, 2025

Days on Market 3

Zoning Zone 62

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