

\$425,000 - 10013 97 Avenue, Fort Saskatchewan

MLS® #E4452250

\$425,000

3 Bedroom, 2.00 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

WOW, almost 8000sq ft property! Two LOTS. This is the epitome of the perfect family area. With schools only a few steps away, you may want to come visit this home. Just around the corner, there is a Swimming Pool, Skate Park, Curling Rink & Golf Course. This 3 bedroom home is located in a beautiful mature area of Fort Sask & both lots are included in the price. Shingles were just done in 2024, windows are all vinyl, 100amp power, furnace & HWT are newer and the siding is only 2 years old. Gorgeous kitchen with stainless appliances, two living rooms, both have double patio doors that open to the HUGE yard, a single attached O/S garage on the front, but the best part...the back alley, & fence opens up to store RV. Come and check it out, you could potentially add a double or triple garage! The main floor also has a master bedroom, 3 pc bathroom, laundry, and the upper level has two more bedrooms, plus a 4pc bathroom.

Built in 1946

Essential Information

MLS® #	E4452250
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,311
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10013 97 Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1R3

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Over Sized, Single Garage Attached, See Remarks

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	See Remarks

Additional Information

Date Listed	August 9th, 2025
-------------	------------------

Days on Market 9

Zoning Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 9:31pm MDT