

\$400,000 - 9414 96 Street, Fort Saskatchewan

MLS® #E4466019

\$400,000

4 Bedroom, 2.50 Bathroom, 1,175 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Pride of Ownership in this Lovely Family Home! This charming bungalow is set on a beautiful tree-lined street in the mature Sheridan community, just minutes from schools, parks, shopping, and recreation facilities. Offering 4 + 1 bedrooms/den, 2.5 bathrooms, and thoughtful updates, this home combines comfort, function, and value. The bright main floor features a welcoming living room with floor to ceiling windows, a spacious kitchen with ample cabinetry, and a large dining area for family meals. Three generous bedrooms complete the main level, including a clever design that connects the main bath to the primary ensuite for private access. The fully developed basement adds a large bedroom, an additional bedroom/den, a family room, storage, and a 3-piece bath with sauna. Outdoors, the fenced yard is designed for entertaining and relaxation with a large deck, gazebo, and landscaped space. A powered 20x10 shed with roll-up and double doors is ideal for hobbies or storage, and extra alley parking!

Built in 1968

Essential Information

MLS® # E4466019

Price \$400,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,175
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9414 96 Street
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1S6

Amenities

Amenities	On Street Parking, Deck, Gazebo, Hot Water Natural Gas, Sauna; Swirlpool; Steam, See Remarks
Parking	Front Drive Access, Over Sized, Rear Drive Access, Single Garage Attached, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 17th, 2025
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 November 17th, 2025 at 7:32pm MST