

## \$449,900 - 10117 108 Street, Fort Saskatchewan

MLS® #E4450575

### \$449,900

6 Bedroom, 2.00 Bathroom, 1,968 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,  
AB

Fantastic investment opportunity in the heart of Old Southfort! This well-maintained property features two separate units, each offering 3 spacious bedrooms and 1 full 4-piece bathrooms. Both kitchens are fully equipped with appliances including a fridge, stove, and microwave-hood fan, making them move-in ready for potential mother in law suite. Located in a family-friendly neighborhood and just minutes from schools, parks, and shopping centers, this property combines convenience with income potential. Whether you're expanding your portfolio or looking to live in one unit and rent out the other, this is an ideal find in a desirable location!

Built in 1952

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4450575      |
| Price          | \$449,900     |
| Bedrooms       | 6             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,968         |
| Acres          | 0.00          |
| Year Built     | 1952          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 10117 108 Street      |
| Area        | Fort Saskatchewan     |
| Subdivision | Old Fort Saskatchewan |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 2J2               |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | See Remarks       |
| Parking Spaces | 4                 |
| Parking        | Rear Drive Access |

### Interior

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Washer, Microwave Hood Fan-Two |
| Heating      | Forced Air-2, Natural Gas                                                |
| Stories      | 2                                                                        |
| Has Basement | Yes                                                                      |
| Basement     | Full, Unfinished                                                         |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                              |

### School Information

|            |                |
|------------|----------------|
| Elementary | Win Ferguson   |
| Middle     | Rudolph Hennig |
| High       | Fort High      |

### Additional Information

Date Listed July 30th, 2025

Days on Market 3

Zoning Zone 62

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Listing information last updated on August 2nd, 2025 at 1:17am MDT