

## \$494,900 - 9621 89a Street, Fort Saskatchewan

MLS® #E4461433

**\$494,900**

6 Bedroom, 2.00 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Welcome home to this fully developed 1,108 sq. ft. bi-level, situated on a landscaped corner lot within walking distance to schools, parks, shopping, and recreational amenities. The upper level features a bright and spacious living room, a dining area with garden doors leading to your deck and backyard, and a well-equipped kitchen offering plenty of cupboard and counter space. 3 comfortable bedrooms and a 4PC main bathroom complete this level, with the added convenience of a stacking washer and dryer in the kitchen. The lower level has 3 additional good-sized bedrooms, 4PC bath, a 2nd kitchen with ample storage, and a cozy rec. room—ideal for extended family or guests. Upgrades include polyurethane spray foam insulation throughout the basement foundation for improved energy efficiency, as well as soundproofed walls and ceilings to minimize noise between rooms. Laminate and ceramic tile flooring flow throughout the home, combining comfort with low maintenance. 28' x 22' heated garage.

Built in 1973

### Essential Information

MLS® # E4461433

Price \$494,900

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,108                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9621 89a Street     |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 1J5             |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Detectors Smoke, Vinyl Windows       |
| Parking Spaces | 4                                                              |
| Parking        | Double Garage Detached, Front Drive Access, Heated, RV Parking |

### Interior

|              |                                                                                                                                         |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage Control, Garage Opener, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two, Dishwasher-Two, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                               |
| Stories      | 2                                                                                                                                       |
| Has Basement | Yes                                                                                                                                     |
| Basement     | Full, Finished                                                                                                                          |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                                          |
| Exterior Features | Corner Lot, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Metal                                                                                                                                          |

Foundation                      Concrete Perimeter, See Remarks

**Additional Information**

Date Listed                      October 9th, 2025

Days on Market                20

Zoning                              Zone 62

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Listing information last updated on October 29th, 2025 at 11:32am MDT