

## \$240,000 - 9607 101 Street, Fort Saskatchewan

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MLS® #E4437243

**\$240,000**

5 Bedroom, 2.00 Bathroom, 1,070 sqft

Single Family on 0.00 Acres

None, Fort Saskatchewan, AB

Opportunity knocks! This half duplex bungalow has great bones, no condo fees, and a separate/side entrance with Secondary Suite potential. The upper level features a generous living room, Large eat-in kitchen, 3 Spacious Bedrooms and a full 4-piece bathroom with newer tub and tile—all are ready for your personal touches. The lower level has 2 more bedrooms, recreation space, a second 4 pc bathroom and a second kitchen. The laundry (newer washer/dryer) is ideally located in shared space on the lower level. With newer windows and the shingles (2023) already done, it's a great fit for a first-time buyer, young family, or investor looking to build equity. Located in a quiet, family-friendly area close to parks, schools, and all the essentials. A solid opportunity with tons of potential.



Built in 1964

### Essential Information

MLS® #	E4437243
Price	\$240,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.00
Year Built	1964

Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	9607 101 Street
Area	Fort Saskatchewan
Subdivision	None
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1T9

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 17th, 2025
Days on Market	6
Zoning	Zone 62

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