

## \$469,000 - 14 O'brien Drive, Fort Saskatchewan

MLS® #E4449704

**\$469,000**

3 Bedroom, 2.00 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,  
AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Beautiful Renovated Bungalow! Perfect for first-time buyers or downsizers, this fully renovated 1200+ sq.ft home boasts newer shingles, hot water tank, and high-efficiency furnace. Unique features include a two-bedroom flex-space addition and spacious mudroom with ample storage. Enjoy quiet street living close to schools, golf, and more! The open kitchen stuns with quartz countertops, stainless appliances, and a floor-to-ceiling pantry. Luxurious vinyl tile flows throughout. Spa-like bathroom has a deep tub, quartz accents, and ample vanity storage. Three generous main-floor bedrooms and a bright, spacious living room with huge windows. Basement offers a massive rec room, full bath, laundry, and storage. Outdoor space feels like a private park with mature trees, concrete patio, pond, oversized double garage, powered shed, and a large garden bed with tons of potential for landscaping, flowers, or fresh herbs.

Built in 1958

### Essential Information

MLS® # E4449704

Price \$469,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,250                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 14 O'brien Drive      |
| Area        | Fort Saskatchewan     |
| Subdivision | Old Fort Saskatchewan |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 2L3               |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, No Animal Home, Patio |
| Parking Spaces | 5                                                             |
| Parking        | Double Garage Detached                                        |

### Interior

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

### Exterior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                             |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                                             |

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      July 25th, 2025

Days on Market                35

Zoning                             Zone 62



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Listing information last updated on August 29th, 2025 at 1:32pm MDT