

Courtesy Of Terry Paranych and Mike Green Of RE/MAX Excellence

## **\$279,900 - 46 8930 99 Avenue, Fort Saskatchewan**

MLS® #E4428878

**\$279,900**

3 Bedroom, 2.50 Bathroom, 1,145 sqft  
Condo / Townhouse on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

**DON'T MISS OUT!** Welcome home to this charming BUNGALOW Townhome in Country Side. Featuring 3 BEDROOMS, 2.5 BATHROOMS this END UNIT offers the perfect blend of affordable living and privacy. Main floor offers a dine-in kitchen featuring updated flooring and countertops leading to a spacious living room that is a great space to relax and unwind. Enjoy the warmth of the wood burning fireplace, the CENTRAL A/C in the summer months too keep cool, or step outside and enjoy the oversized backyard ideal for pets or outdoor activities. Down the hall you will find a full 4 pc bathroom and 3 spacious bedrooms including a master suite with large closet and 2pc ensuite. FINISHED BASEMENT features a massive rec room with rough-in for a wet bar, a full 3 pc bathroom, and huge utility room offering plenty of room for storage. Walking distance to many schools, parks, recreation, & retail services. Well managed complex with easy access to the Fort Saskatchewan trail system and river valley. All you need to do is move in!

Built in 1978

### **Essential Information**

MLS® # E4428878

Price \$279,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,145             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 46 8930 99 Avenue   |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 3L1             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Parking-Visitor, Patio, Vinyl Windows, See Remarks |
| Parking   | Stall   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, |

Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Stucco, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 4  
Zoning Zone 62  
Condo Fee \$365

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Listing information last updated on April 7th, 2025 at 11:17am MDT