

## \$374,500 - 9417 97 Street, Fort Saskatchewan

MLS® #E4458208

**\$374,500**

4 Bedroom, 1.50 Bathroom, 980 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Great Location in Sherridon Heights awaits this 3 bedroom home with Double Garage. Spacious front living with large picture window allowing plenty of natural light into the home. Country Style kitchen with its original mahogany wood cabinetry - large eating area and Kitchen sink with oversized window giving you a great view of back yard. Full bath on the main floor and THREE bedrooms finish up the main floor. Lower level has a nice size recreation room - flex space for work out room or office - 4th Bedroom and a 2 pce bath with plumbing in place for a future shower. Back alley access to the 20x26 garage and room for RV storage if garden is removed. Separate back entry which potentially could allow for an in law suite in the future.

Built in 1966

### Essential Information

MLS® #	E4458208
Price	\$374,500
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	980
Acres	0.00



Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9417 97 Street
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1S9

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 16th, 2025
Days on Market	2
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 2:02am MDT