

## **\$489,900 - 9801 103 Street, Fort Saskatchewan**

MLS® #E4464356

**\$489,900**

6 Bedroom, 4.00 Bathroom, 1,195 sqft  
Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,  
AB

**\*\*\* FABULOUS Opportunity In The Fort! \*\*\* A Duplex with BOTH sides on ONE title?? (Answer: Yes!) 9801 103 Street & 10302 98 Ave. One of two types of people will be interested in this property! Are you one of them, Dear Buyer? FIRST: Maybe you have extended family who need to live with you (Aging parents? Adult children?) This setup is ideal! Mom/Dad can enjoy one side comfortably while extended family lives in the other. Together, while still having privacy & independence. OR: You're an investor looking to capitalize on the strength of the rental market (Have you seen rents + vacancy rates lately?) Either way, this unique home w/2-Units (Side by Side, NOT Up+Down!) may be what you're looking for. MORE INFO: Each RENOVATED side offers a bright & open living room, kitchen PLUS primary bdrm w/FULL ensuite. Lower level has additional 4pc bath, laundry + TWO MORE Bdrms (home office?) SIX bdrms in total! Above-ground living space (both units combined): 1195 sqft. Only minutes from schools & downtown conveniences!**

Built in 1994

### **Essential Information**

MLS® #	E4464356
Price	\$489,900



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,195
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### **Community Information**

Address	9801 103 Street
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2C7

### **Amenities**

Amenities	Deck, Detectors Smoke, See Remarks
Parking	No Garage, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            November 1st, 2025

Days on Market      2

Zoning                 Zone 62

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