

## **\$874,900 - 9926 87 Street, Fort Saskatchewan**

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MLS® #E4430305

**\$874,900**

3 Bedroom, 2.50 Bathroom, 2,333 sqft

Single Family on 0.00 Acres

Chamberlain, Fort Saskatchewan, AB

Discover this 2,300 sq. ft. home that gracefully backs onto the river, featuring both an attached garage and a detached 24'x30' garage, all nestled on an oversized lot. Step inside and embrace an inviting open floor plan. The extensively renovated kitchen, with an island illuminated by LED panel lighting, seamlessly connects to the living room and inviting dining and family rooms, enhanced by a gas fireplace. Garden doors to your patio, complete with a remote-control awning, a main floor den, a 2PC bath, a laundry room, and easy access to the attached garage and yard. Venture upstairs to find a beautiful 5PC bath and three bedrooms. The primary bedroom has a 3PC ensuite, a walk-in closet, and garden doors leading to your tranquil balcony. The lower level includes a rec. room, a cold room, and a flexible space. Upgrades include a concrete driveway and patio, new exterior doors (2022), updated siding, windows, and shingles (2010), heated floors in the upstairs bathrooms, and fresh flooring throughout.



Built in 1978

### **Essential Information**

MLS® #	E4430305
Price	\$874,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,333
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	9926 87 Street
Area	Fort Saskatchewan
Subdivision	Chamberlain
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2Z9

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage, Sprinkler Sys-Underground, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Double Garage Detached, Heated, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	28
Zoning	Zone 62

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