

## \$540,000 - 9717 85a Street, Fort Saskatchewan

MLS® #E4464888

**\$540,000**

5 Bedroom, 3.50 Bathroom, 1,774 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Welcome to this beautiful 5-bedroom family home ideally located on a quiet cul-de-sac in Fort Saskatchewan, just steps from schools, parks, and rec fields. The main floor features two spacious living areas, one with wood burning stove, a bright kitchen, dining room, convenient laundry, and a 2-piece bathroom—perfect for busy family life. Upstairs, you’ll find 3 comfortable bedrooms, including a primary suite with a private 3-piece ensuite and 4pc main bath. The fully finished basement adds incredible versatility with 2 additional bedrooms, a second kitchen, 3-piece bathroom, and separate laundry—ideal for extended family or guests. Outside, enjoy the beautifully redone exterior, large yard, and heated oversized garage that fits two trucks, plus RV parking. A/C (2016), hot water tank (2016). With a fresh coat of paint this home offers space, comfort, and flexibility in one of Fort Saskatchewan’s most desirable family-friendly areas!

Built in 1987

### Essential Information

MLS® # E4464888

Price \$540,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,774                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9717 85a Street     |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 2Z1             |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner                |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Woodstove                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Vinyl                                        |
| Exterior Features | Cul-De-Sac, Park/Reserve, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 62            |

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Listing information last updated on November 8th, 2025 at 5:17am MST