

# \$739,999 - 9945 82 Street, Fort Saskatchewan

MLS® #E4455005

**\$739,999**

6 Bedroom, 2.50 Bathroom, 2,241 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Backing directly onto the RIVER VALLEY, this 2,200+ sq ft 4-level split combines unbeatable space, location, & updates. Curb appeal shines with a completely updated exterior! Inside, new vinyl plank flooring and railings lead to a bright living room, formal dining area, & a completely remodelled kitchen with quartz counters, custom cabinetry, & modern appliances. Upstairs, discover 4 bedrooms including the primary retreat with private balcony overlooking the massive yard, walk-in closet, & 3-pc ensuite. A 4-pc bath completes this level. The lower level offers a cozy family room with stone fireplace surround and built-ins, plus sliding doors to the patio, and a convenient half bath. The finished basement adds 2 more bedrooms, laundry, and a flex/family room. Outside, enjoy the pie shape yard with a huge deck for entertaining, mature trees, fire pit area, & direct access to nature. With an attached double garage, & close to parks, schools, highway access & amenities, this is a rare river valley gem!

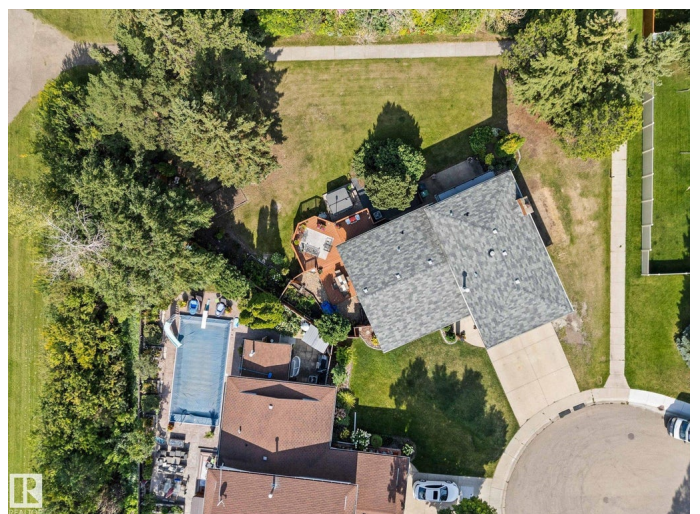
Built in 1978

## Essential Information

MLS® # E4455005

Price \$739,999

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,241                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9945 82 Street      |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 3E6             |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                         |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                              |
| Stories           | 4                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Not Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, River Valley View, River View, Schools, Shopping Nearby, Treed Lot |

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

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | James Mowat, St. John xxii |
| Middle     | Rudolf Hennig, St JP II    |
| High       | Fort High, St Andre Besset |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 72                |
| Zoning         | Zone 62           |

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Listing information last updated on November 7th, 2025 at 9:47pm MST