

## \$587,500 - 8006 100 Avenue, Fort Saskatchewan

MLS® #E4451864

**\$587,500**

4 Bedroom, 3.00 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

On the upper banks of North Saskatchewan River, in mature quiet crescent, this spacious 4-bed, 3-bath home backs directly onto river scenic green space trails for nature lovers +active beings it's a rare find. Garden door lead to your oversized enclosed yard with vinyl fence both private and secure. Having a local park steps away from front door, with walking distance to school, this peaceful space is so convenient. 4- Level\split home features upgrades through the years Including: Shingles, Bathrooms, Kitchen, Windows, HWT with it's cedar vaulted ceilings, gas fireplace, Central air, new kitchen appliances, granite counters, 3rd level laundry+ much more. The functional layout on each level allows for plenty of flexible space easy to change+ accommodate your needs for years to come. Double attached garage+ front concrete parking pad ensure ample space for parking+storage. Surrounded by nature with affordable housing+ quality healthcare, the thriving city of Fort Saskatchewan has plenty to offer all ages.

Built in 1978

### Essential Information

MLS® # E4451864

Price \$587,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,241                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8006 100 Avenue     |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 3K3             |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                              |
| Parking        | Double Garage Attached         |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                        |
| Fireplaces        | Insert                                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | See Remarks, Partially Finished                                                                                                                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Park/Reserve, See Remarks |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 62          |

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Listing information last updated on August 26th, 2025 at 4:47am MDT