



Fort Saskatchewan

10801 100 AV

Old Fort Saskatchewan

T8L 2A1

LP:

\$275,000

SP:



Listing ID # E4310803
Building Type Detached Single Family
Style Raised Bungalow
Year Built 1956
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 896.75

Sold Date
Bedrooms Above 2
Bedrooms Total 3
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 83.31

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Inside you will be greeted by a large living room with an electric fireplace. The hallway has excellent storage with 2 closets. Two bedrooms upstairs are fantastic, with large closets in both. The main 4-piece bathroom has been updated. You will find an ample dining space in the kitchen with a vintage tiffany light, an updated backsplash, and a full dishwasher. Down a few steps, you will find a separate back entrance! The laundry and utilities are located at the bottom of the stairs. Another door will lead you to the second living room area/rec room with large windows. It has a bedroom with a walk-in closet and a four-piece bathroom. The basement also has a kitchenette or hobby space with a sink and lots of storage. The home is on an excellent corner lot with mature landscaping and a new front sidewalk. A new durable vinyl fence has been installed around the whole property. The home also has new high-quality windows throughout the space, including the basement and a new hot water tank.

Directions

Living Room	Bedroom 3	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	Bedroom 4		1	4	M	No	Main		
Kitchen			2	4	B	No	Upper		
Family Room			3				Above Grd		
Den			4				Lower		
Bonus Room			5				Below Grd		
Primary Bedrm	M		6				Tot Flr AG	83.31	896.75
Bedroom 2	M		7				# Finished	2	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Wood
Flooring Laminate Flooring, Vinyl Plank
Features Deck, Fire Pit

Construction Wood Frame
Basement Full
Basement Dev Fully Finished
Separate Ent
2nd Suite No **Permit By Seller**
Garden Suite **Garage Suite**
Lot Shape Rectangular **Front Exposure** South
Lot Size SqM 501.68 **F x D (m)** x
Zoning
Tax Amount \$1,909.16 / 2021
Conform Type
Conform Year
Goods Excl

Goods Incl Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer

Warranty

Fireplace Yes
FP Fuel Electric
FP Type Freestanding
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Corner Lot, Fenced, Landscaped

Parking Single Garage Detached

Road Access Paved Driveway to House

Park Encl/Tot 1 / **Garage Dim**

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	
		Titled Storage	
		Parking Type	
		Unit Exposure	