

# \$299,900 - 10012 96a Avenue, Fort Saskatchewan

MLS® #E4459828

**\$299,900**

3 Bedroom, 2.00 Bathroom, 866 sqft  
Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Step into timeless character with this raised bungalow, built in 1952 and brimming with vintage charm. Featuring two generously sized bedrooms and two full bathrooms, this home offers comfort and space for families, professionals, or downsizers. Original hardwood floors throughout, adding warmth and elegance, Classic glass doorknobs that evoke mid-century craftsmanship, a bright and airy living space with large windows and functional layout, Single detached garage, Situated in a highly desirable neighborhood, just minutes from schools, public transportation, and the Shell Scotford—ideal for commuters and families. This home blends vintage charm with unbeatable convenience. Whether you're looking to settle in or invest, it's a rare find with enduring appeal. New Shingles on home in 2022 and new hot water tank in 2024.

Built in 1952

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459828  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 866       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1952                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10012 96a Avenue  |
| Area        | Fort Saskatchewan |
| Subdivision | Sherridon Heights |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1P8           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Detached |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Partially Finished                    |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood                                                                          |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood                                                                          |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 17                   |
| Zoning         | Zone 62              |

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