

\$775,000 - 9945 82 Street, Fort Saskatchewan

MLS® #E4455005

\$775,000

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!

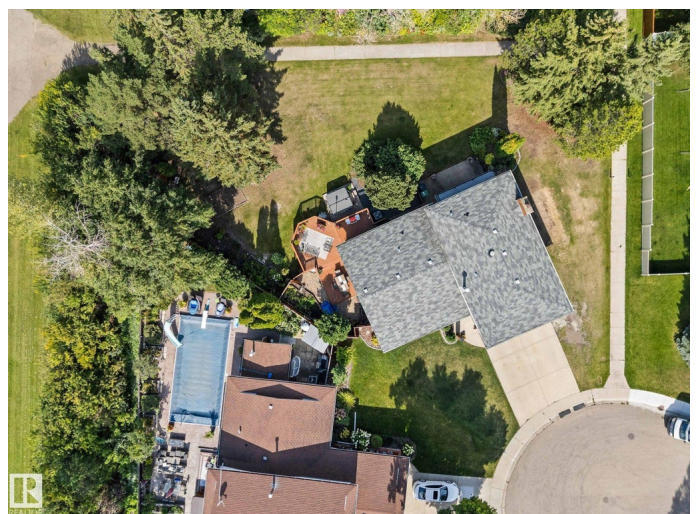
Built in 1978

Essential Information

MLS® # E4455005

Price \$775,000

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 JPii
High	Fort High, St Andre Besset

Additional Information

Date Listed	August 28th, 2025
Days on Market	6
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 3rd, 2025 at 2:02pm MDT