

## \$509,000 - 9905 80 Street, Fort Saskatchewan

MLS® #E4453225

**\$509,000**

3 Bedroom, 2.00 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

Chamberlain, Fort Saskatchewan, AB

Located near the River Valley in a quiet cul-de-sac, this 1609 sq ft Bungalow backing onto Marion Rogers Park might be the home you've been looking for. The moment you walk through the door, you'll appreciate the spacious feel with the vaulted ceilings in the huge Living Room & Dining Room areas. The Kitchen overlooks a stone faced fireplace in the Family Room that has access to the deck that provides a premium view of the park and yard. Down the hallway you'll find three bedrooms with hardwood flooring and A 3pc ensuite in the primary bedroom. A 4 pc bathroom and laundry area with access to the double attached garage complete the main level. The partially finished basement has a Rec Room area and the option to finish the remainder of the basement to your personal needs.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453225  |
| Price          | \$509,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,610     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9905 80 Street    |
| Area        | Fort Saskatchewan |
| Subdivision | Chamberlain       |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 3H9           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vaulted Ceiling  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                            |
| Fireplaces        | Stone Facing                                                                                                                                                                                   |
| Stories           | 1                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full, Partially Finished                                                                                                                                                                       |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                              |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Brick                                                              |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

Date Listed August 15th, 2025

Days on Market 4

Zoning Zone 62

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Listing information last updated on August 19th, 2025 at 6:32pm MDT