

## \$874,900 - 9926 87 Street, Fort Saskatchewan

MLS® #E4430305

**\$874,900**

3 Bedroom, 2.50 Bathroom, 2,333 sqft

Single Family on 0.00 Acres

Chamberlain, Fort Saskatchewan, AB

Discover this 2,300 sq. ft. home that gracefully backs onto the river, featuring both an attached garage and a detached 24'x30' garage, all nestled on an oversized lot. Step inside and embrace an inviting open floor plan. The extensively renovated kitchen, with an island illuminated by LED panel lighting, seamlessly connects to the living room and inviting dining and family rooms, enhanced by a gas fireplace. Garden doors to your patio, complete with a remote-control awning, a main floor den, a 2PC bath, a laundry room, and easy access to the attached garage and yard. Venture upstairs to find a beautiful 5PC bath and three bedrooms. The primary bedroom has a 3PC ensuite, a walk-in closet, and garden doors leading to your tranquil balcony. The lower level includes a rec. room, a cold room, and a flexible space. Upgrades include a concrete driveway and patio, new exterior doors (2022), updated siding, windows, and shingles (2010), heated floors in the upstairs bathrooms, and fresh flooring throughout.

Built in 1978

### Essential Information

MLS® # E4430305

Price \$874,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,333                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9926 87 Street    |
| Area        | Fort Saskatchewan |
| Subdivision | Chamberlain       |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 2Z9           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage, Sprinkler Sys-Underground, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached, Double Garage Detached, Heated, Insulated, RV Parking  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Glass Door   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Metal   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Metal   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 62          |

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Listing information last updated on May 3rd, 2025 at 11:47am MDT