

## \$321,900 - 7915 92 Avenue, Fort Saskatchewan

MLS® #E4440224

**\$321,900**

3 Bedroom, 1.50 Bathroom, 1,058 sqft

Single Family on 0.00 Acres

McNicol, Fort Saskatchewan, AB

Nestled on a quiet street in the McNicoll area of Fort Saskatchewan, you'll discover your new home. This two-storey, three-bedroom duplex is conveniently located within walking distance of McLean Park and James Mowat School and just a short walk or drive to the Dow Centennial Centre. The main floor features a welcoming living room, a two-piece bathroom, an upgraded kitchen, and a spacious eating area. From here, you can access your private deck (18' x 16') and beautifully landscaped, fenced backyard. Upstairs, you'll find a four-piece bathroom and three bedrooms, with the primary bedroom large enough to accommodate a king-size bedroom suite. All bedrooms offer ample closet space, providing extra convenience. The basement is fully developed and features a recreation room equipped with a projection screen and projector, making it perfect for family gatherings. Additionally, the laundry and utility room offers extra storage space. This home boasts laminate flooring throughout and offers easy access to HWY 15

Built in 1979

### Essential Information

MLS® # E4440224

Price \$321,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,058         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 7915 92 Avenue    |
| Area        | Fort Saskatchewan |
| Subdivision | McNicol           |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 3N1           |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Vinyl Windows |
| Parking   | Parking Pad Cement/Paved  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Projector |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal   |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 62        |

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Listing information last updated on July 6th, 2025 at 2:32am MDT