

\$394,900 - 9 Reed Court, Fort Saskatchewan

MLS® #E4423687

\$394,900

3 Bedroom, 3.00 Bathroom, 1,224 sqft
Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This charming 1/2 duplex spans 1223 sq ft over two stories and has been meticulously maintained throughout. The main floor features a U-shaped kitchen complete with all appliances, ample cabinetry, and generous counter space. The dining area opens onto a deck that leads to a fully fenced yard, which includes a spacious patio and steps down to a lovely area perfect for a cozy fire pit! The inviting living room is enhanced by a corner gas fireplace, new flooring, and a stylish shiplap wall. Completing the main level is a convenient 2-piece powder room. On the upper floor, you'll discover three bedrooms, including a master suite with a walk-in closet and a 3-piece ensuite. There is also another full bathroom on this level, eliminating any bathroom time disputes! The fully finished basement boasts a large recreational room, a 2-piece bathroom, and a furnace/laundry/storage area. Additionally, there's an extra parking space out front! Nestled on a quiet street. Oh central air conditioning for those warm days.



Built in 2008

Essential Information

| | |
|--------|-----------|
| MLS® # | E4423687 |
| Price | \$394,900 |

| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,224 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 9 Reed Court |
| Area | Fort Saskatchewan |
| Subdivision | South Fort |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 0E8 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner, Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|-----------------------------------|
| Exterior Features | Fenced, Low Maintenance Landscape |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 3rd, 2025 |
| Days on Market | 33 |
| 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 April 5th, 2025 at 9:02pm MDT