

## \$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	13
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 June 16th, 2025 at 6:02pm MDT