



Fort Saskatchewan-62-Pineview Fort Sask.
7901 92A Avenue

\$ 279,900
MLS #: E3128616

Status: **Active** Type: Half Duplex
Rms Abv Gd: 6 Style: Bungalow
Bedrms: Above: 3/Ttl: 5 Year Built: 1983
Full Baths: 1 Basement: Full
Half Baths: 2 Bsmnt Dev: Fully Finished
Tot Flr SqFt: 1002.13 Total Sq M: 93.1

In an excellent family neighbourhood, this 1002 sq ft 1/2 duplex bungalow has 3+2 bedrooms and 3 bathrooms including a 2pc ensuite. This corner lot boasts a number of upgrades, starting with newer shingles, newer windows, and a brand new hot water tank. The newer hardwood, ceramic tile and laminate flooring on the main floor looks fantastic. Also, a new coat of paint gives a fresh new feeling for settling into your new home. A large basement rec room would be great as a games or toy room. The backyard is large featuring a playhouse and oversized storage shed.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss: 15 days NEG	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	1	0	0		Main:		
Enst Baths:		1	0	0	0	0		Uppr:		
Addl Rms:	Finish Levels: 2			Garage Dim:				AbGd:		
Fin Fpl/Rgh:	Fplc Fuel:			Elem Schl:				Lowr:		
Fireplace:				Middle Schl:				BIGd:		
Parking:	On Street, Parking Pad Cement or Paved			High Schl:				Total:	93.1	1,002.13

Living Room:	6.5x3.65	M	Master Bdrm:	4.0x3.0	M
Dining Room:	2.75x2.7	M	Bedrm 2:	3.0x2.7	M
Kitchen:	2.4x2.82	M	Bedrm 3:	2.9x2.7	M
Family Room:			Bedrm 4:	5.0x3.73	B
Den:	2.54x3.5	B	Bedroom	4.4x3.4	B

Flooring:	Hardwood, Laminate Flooring, Ceramic Tile	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl	Remodel:	
Site Influen:	Corner, Fenced, Landscaped, Playground Nearby	Features:	

Goods Incl: Fan-Ceiling, Refrigerator

Amenities:

Restrict: N-KNW

Goods Excl:

Warranty:

Front Exposure: N

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		

Prk Encl/TTL: /2

Prk Plan Dsc:

Total Lot M2:	545.9	Lot Dimen:	
Frontage:		Lot Shape:	Square
Depth:		Zoning:	RM-1
Conform:		Front Expos:	N
		Cnform Yr:	

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 1,386 - 2007	Local Improve	132600