



Fort **62 Pineview Fort Sask.** **LP: \$259,900**
8212 96 AV **SP:** **ACTIVE**

Type: Half Duplex **Listing ID#:** E4224946
Style: 2 Storey **Bdrms Above:** 3
Year Built: 1975 **Bdrms Total:** 3
Full Baths: 1 **Basement:** Full
Half Baths: 1 **Bsmnt Dev:** Partly Finished
Tot A.G. SqFt: 1,107.94 **Tot A.G. SqM:** 102.93

Excellent opportunity for growing families or investors! This bright & updated half duplex checks all the boxes – incredible location, plenty of room and easy access to amenities. Stepping into the warm & cheerful main floor you are greeted with an open design, teeming with natural light from the huge south facing windows & striking custom hardwood. The spacious eat-in kitchen is complimented by ceramic tile, a convenient half bath & a fantastic view over the fully fenced back yard & playground of James Mowat School. The basement offers the added space of a finished family room for movie nights, a play room or whatever your heart desires! Upstairs you will find a master large enough for a king-sized bed, 2 more ample bedrooms & full bath. A massive driveway & single garage provide exceptional RV parking & storage options rarely seen in mature neighborhoods! Steps from parks, sports facilities, trail systems, transit & just down the street from Dow Centennial - this is truly the perfect place to call home!

Directions:

Virtual Tour: <https://vimeo.com/499778856>

Brochure: <http://www.8212-96ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Single Garage Detached						BIGd:	44.03	473.94
Garage Dim:	14'W x 23'L		Prk Encl/Ttl:		1 /		Total A.G.:	102.93	1,107.94

Living Room:	4.09x4.69	M	Primary Bedroom:	3.25x4.54	U
Dining Room:			Bedroom 2:	3.46x2.92	U
Kitchen:	4.04x3.46	M	Bedroom 3:	2.81x2.99	U
Family Room:	4.81x4.18	B	Bedroom 4:		
Den:					
Bonus Room:					

Flooring: Ceramic Tile, Hardwood **Foundation:** Concrete
Construction: Wood Frame **Heating Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Source:** Natural Gas
Exterior: Vinyl **Features:** Hot Water Natural Gas, See Remarks
Site Influences: Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, See Remarks

Goods Included: Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Restrictions: Easement Reg. On Title

Goods Excluded:

Warranty:

Elem School: James Mowat **Jr. High School:** Rudolph Hennig **Sr High School:** Fort Saskatchewan

Condo Name:		Condo Fee Incl:
Condo Fee:		
Floor Location:	HOA Fee:	
Balcony/Terrace	Floor Number:	
	Unit Exposure:	HOA Fee Incl:

Total Lot M2: 357.68 **Lot Shape:** Rectangular **Lot Dimen:**
Frontage: 10.70 **Depth:** 33.50 **Zoning:**
Conform: Title Insurance **Conform Yr:** **Front Expos:** Southeast
Taxes: \$1,974.31 2019 **Local Improve:**