

## \$489,900 - 9801 103 Street, Fort Saskatchewan

MLS® #E4464356

**\$489,900**

6 Bedroom, 4.00 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

\*\*\* FABULOUS Opportunity In The Fort! \*\*\* A Duplex with BOTH sides on ONE title?? (Answer: Yes!) 9801 103 Street & 10302 98 Ave. One of two types of people will be interested in this property! Are you one of them, Dear Buyer? FIRST: Maybe you have extended family who need to live with you (Aging parents? Adult children?) This setup is ideal! Mom/Dad can enjoy one side comfortably while extended family lives in the other. Together, while still having privacy & independence. OR: You're an investor looking to capitalize on the strength of the rental market (Have you seen rents + vacancy rates lately?) Either way, this unique home w/2-Units (Side by Side, NOT Up+Down!) may be what you're looking for. MORE INFO: Each RENOVATED side offers a bright & open living room, kitchen PLUS primary bdrm w/FULL ensuite. A Lower level has additional 4pc bath, laundry + TWO MORE Bdrms (home office?) SIX bdrms in total! Above-ground living space (both units combined): 1195 sqft. Only minutes from schools & downtown conveniences!

Built in 1994

### Essential Information

MLS® # E4464356

Price \$489,900



|                |                     |
|----------------|---------------------|
| Bedrooms       | 6                   |
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 1,195               |
| Acres          | 0.00                |
| Year Built     | 1994                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bi-Level            |
| Status         | Active              |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9801 103 Street       |
| Area        | Fort Saskatchewan     |
| Subdivision | Old Fort Saskatchewan |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 2C7               |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, See Remarks |
| Parking   | No Garage, See Remarks             |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                     |
| Stories           | 2                                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Finished                                                                                |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 1st, 2025

Days on Market                3

Zoning                            Zone 62

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Listing information last updated on November 3rd, 2025 at 9:32pm MST