

## **\$469,900 - 9 Dickens Street, Fort Saskatchewan**

MLS® #E4459153

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

LIKE NEW! Welcome home to this meticulously maintained 2 Storey, with 3 bdrms & 2.5 baths in Southfort! Enjoy central A/C & stay cool on those hot summer days! Modern kitchen with granite counters, stainless steel appliances & corner pantry! Three good sized bedrooms upstairs w/large primary bedroom with a 4 pc bathroom ensuite & large walk in closet! Den area at the front of the home can also be used as a flex room for whatever suits your personal needs! Cozy and bright living room for memorable moments! Beautiful hardwood flooring throughout main floor! Unfinished basement for all your storage needs. Low maintenance, fenced, East facing back yard and freshly painted deck perfect for BBQs and relaxation! Detached double garage with lots of street parking available! Only 2 blocks from the new K-9 SouthPointe School and 1 block from Ken Hogkins Park! Close to all amenities including groceries, restaurants/bars, fitness, schools, big box stores and more! MOVE IN READY AND AMAZING NEIGHBOURS!

Built in 2012

### **Essential Information**

MLS® # E4459153

Price \$469,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,610
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9 Dickens Street
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0N4

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 23rd, 2025
Days on Market	16
Zoning	Zone 62

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Listing information last updated on October 9th, 2025 at 1:32am MDT