

## \$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 | 21                   |
| 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 October 14th, 2025 at 11:47am MDT