

## \$449,900 - 10117 108 Street, Fort Saskatchewan

MLS® #E4450575

**\$449,900**

6 Bedroom, 2.00 Bathroom, 1,968 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,  
AB

Fantastic investment opportunity in the heart of Old Southfort! This well-maintained property features two separate units, each offering 3 spacious bedrooms and 1 full 4-piece bathrooms. Both kitchens are fully equipped with appliances including a fridge, stove, and microwave-hood fan, making them move-in ready for potential mother in law suite. Located in a family-friendly neighborhood and just minutes from schools, parks, and shopping centers, this property combines convenience with income potential. Whether you're expanding your portfolio or looking to live in one unit and rent out the other, this is an ideal find in a desirable location!

Built in 1952

### Essential Information

MLS® #	E4450575
Price	\$449,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,968
Acres	0.00
Year Built	1952
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10117 108 Street
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2J2

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Washer, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Win Ferguson
Middle	Rudolph Hennig
High	Fort High

### Additional Information

Date Listed July 30th, 2025

Days on Market 3

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 August 2nd, 2025 at 3:02pm MDT