

# \$278,500 - 9995 93 Avenue, Fort Saskatchewan

MLS® #E4431717

**\$278,500**

2 Bedroom, 2.00 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

Welcome to this amazing main floor condo, perfectly situated in a sought-after location for those aged 45 and above. This residence features a spacious and functional floor plan, offering both comfort and style. Step inside to discover an open-concept living and kitchen area, ideal for entertaining. The living room and primary bedroom open onto a serene, private patio overlooking lush green space, providing a tranquil atmosphere. With a natural gas hookup, enjoy easy outdoor dining! This delightful condo includes 2 spacious bedrooms and 2 bathrooms, ensuring ample space for all your needs. Enjoy the convenience of in-suite laundry and plenty of storage. Updated vinyl plank flooring adds a modern touch and easy maintenance. A standout feature is the underground parking stall, which also includes additional storage. Stay cool during warm days with your air conditioning unit. It's a **MUST SEE!**

Built in 2004

## Essential Information

MLS® #	E4431717
Price	\$278,500
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,056
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	9995 93 Avenue
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1N5

### Amenities

Amenities	Off Street Parking, Air Conditioner, Detectors Smoke, No Smoking Home, Parking-Visitor, Party Room, Sprinkler System-Fire, Storage-In-Suite
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Level Land, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	59
Zoning	Zone 62
Condo Fee	\$595

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