

## \$320,000 - 212 9995 93 Avenue, Fort Saskatchewan

MLS® #E4449649

### \$320,000

2 Bedroom, 2.00 Bathroom, 1,438 sqft

Condo / Townhouse on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

Enjoy a 45+ adult complex, with 2 LARGE bedrooms and a den this condo unit has been beautifully maintained . This corner unit allows for plenty of natural light with the abundance of windows! The living room, kitchen and dining area are open with access to the very large wrap around balcony. The living room is spacious with a nice corner gas fireplace and French doors to the den/flex room. The island kitchen has a corner pantry and oak cabinets with plenty of storage. The Master suite is large with a walk-through closet and 4 pc ensuite with a separate shower and soaker tub. The 2nd bedroom is also a good size, perfect for guests. Upgraded laminate flooring allows for easy cleaning and a great flow. You will appreciate the in suite laundry and heated underground parking stall.

Built in 2004

### Essential Information

MLS® #	E4449649
Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,438
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	212 9995 93 Avenue
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1N5

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground, Television Connection, Vacuum System-Roughed-In, Storage Cage
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Golf Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	3
Zoning	Zone 62
Condo Fee	\$770

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