

\$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

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 June 16th, 2025 at 12:47am MDT