

Courtesy Of Jonathan Seeney Of Real Broker

## \$278,500 - 113 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     | 113 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 | 37               |
| Zoning         | Zone 62          |
| Condo Fee      | \$595            |

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Listing information last updated on May 25th, 2025 at 6:17pm MDT