

## \$249,000 - 305 9995 93 Avenue, Fort Saskatchewan

MLS® #E4438213

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Condo / Townhouse on 0.00 Acres

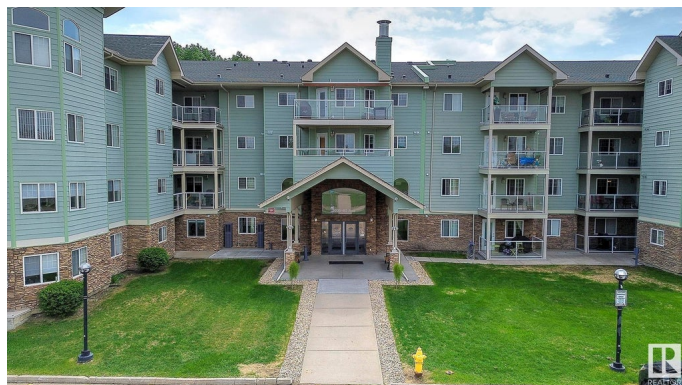
Old Fort Saskatchewan, Fort Saskatchewan, AB

Welcome to this spacious 1057 sq ft 45+ adult condo located close to shopping and all other amenities. The condo offers a warm and inviting open floor plan. The oak kitchen includes ample cabinets, a kitchen island and a walk-in corner pantry. The living room boasts large windows and a garden door leading to a covered maintenance free balcony with a gas hook up for a BBQ. The unit also has two bedrooms with the Primary bedroom having walk-through his & her closets and a 4pc ensuite. This unit also has a 3pc main bathroom, in-suite laundry, a titled underground parking stall and storage locker.

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4438213          |
| Price          | \$249,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,057             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 305 9995 93 Avenue    |
| Area        | Fort Saskatchewan     |
| Subdivision | Old Fort Saskatchewan |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 1N5               |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Deck, Intercom, Parking-Visitor, Security Door, Storage Cage |
| Parking   | Heated, Underground                                          |

### Interior

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

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 75             |
| Zoning         | Zone 62        |
| Condo Fee      | \$608          |

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Listing information last updated on August 5th, 2025 at 11:17pm MDT