

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 | 59 |
| Zoning | Zone 62 |
| Condo Fee | \$595 |

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Listing information last updated on June 16th, 2025 at 1:47pm MDT