

# **\$269,900 - 317 9995 93 Avenue, Fort Saskatchewan**

MLS® #E4424217

**\$269,900**

2 Bedroom, 2.00 Bathroom, 936 sqft

Condo / Townhouse on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

Very clean and well taken care of 2 bedroom 2 bathroom condo in the Parkview Manor complex in Fort Saskatchewan. The main floor has a great floor plan with the kitchen and dining area leading to a livingroom with gas fireplace with Mantel. The primary bedroom is spacious in size with a 4 piece ensuite bathroom. The second bedroom is large in size and the 4 piece bathroom adjacent to it. The living room has a door leading to a huge balcony that you will not find in any other units in the building. This condo complex is very well managed and very well taken care of and is in a great location in the Sherridon Heights neighborhood. The sale includes 5 appliances, 1 titled underground parking stall #61, and storage cage in front of it. The complex is walking distance to all shopping, parks, public transit, fort legion, downtown, golf course, and the curling rink. The seller is relocating to another province and is flexible with the closing date.

Built in 2003

## **Essential Information**

MLS® # E4424217

Price \$269,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 936                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 317 9995 93 Avenue    |
| Area        | Fort Saskatchewan     |
| Subdivision | Old Fort Saskatchewan |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 1N5               |

### Amenities

|           |               |
|-----------|---------------|
| Amenities | Security Door |
| Parking   | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 51              |
| Zoning         | Zone 62         |
| Condo Fee      | \$527           |

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 April 25th, 2025 at 6:02pm MDT