

\$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

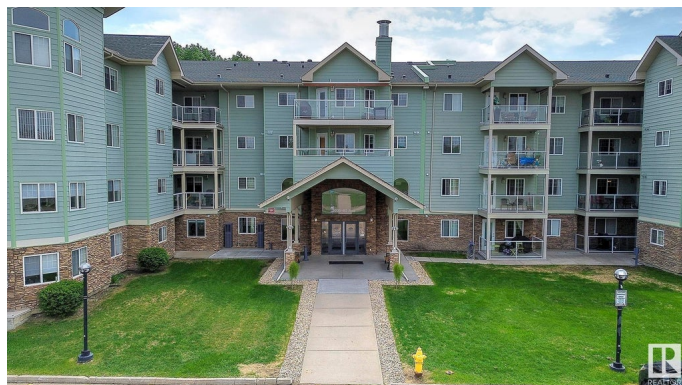
Old Fort Saskatchewan, Fort Saskatchewan,
AB

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 | 74 |
| Zoning | Zone 62 |
| Condo Fee | \$608 |

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Listing information last updated on August 5th, 2025 at 3:02am MDT