

# **\$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	42
Zoning	Zone 62
Condo Fee	\$527

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