

Courtesy Of Oksana Liva Of RE/MAX River City

\$279,900 - 403 9995 93 Avenue, Fort Saskatchewan

MLS® #E4426826

\$279,900

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Condo / Townhouse on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

Welcome to Parkview Manor, a well-maintained 45+ community designed for comfort & convenience! Rare TOP FLOOR corner unit offers 1133 sqft of thoughtfully designed living space w/ vaulted cathedral ceilings & abundance of natural light from its many windows. The open-concept layout flows seamlessly w/ spacious kitchen w/ ample cabinet & counter space. Bright living & dining area extend to large balcony, perfect for relaxing or entertaining, complete w/ natural gas hookup for BBQ. Condo features 2 excellent-sized bedrooms, including primary suite w/ 4-piece ensuite & walk-in closet. 3-piece bathroom is conveniently located near second bedroom. Additional perks include AC & TWO titled parking stalls - 1 heated underground + caged storage & 1 above ground. Situated in a prime location, this sought-after, pet-free building is within walking distance to a rec centre, swimming pool, golf & curling club, parks, retail, restaurants, everything you need! Condo Fee includes: heat, water, cable + internet!

Built in 2003

Essential Information

MLS® # E4426826

Price \$279,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	403 9995 93 Avenue
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1N5

Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling
Parking	Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

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

Additional Information

Date Listed	March 21st, 2025
Days on Market	14
Zoning	Zone 62
Condo Fee	\$664

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Listing information last updated on April 4th, 2025 at 5:47pm MDT