

## \$320,000 - 212 9995 93 Avenue, Fort Saskatchewan

MLS® #E4449649

### \$320,000

2 Bedroom, 2.00 Bathroom, 1,438 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Enjoy a 45+ adult complex, with 2 LARGE bedrooms and a den this condo unit has been beautifully maintained . This corner unit allows for plenty of natural light with the abundance of windows! The living room, kitchen and dining area are open with access to the very large wrap around balcony. The living room is spacious with a nice corner gas fireplace and French doors to the den/flex room. The island kitchen has a corner pantry and oak cabinets with plenty of storage. The Master suite is large with a walk-through closet and 4 pc ensuite with a separate shower and soaker tub. The 2nd bedroom is also a good size, perfect for guests. Upgraded laminate flooring allows for easy cleaning and a great flow. You will appreciate the in suite laundry and heated underground parking stall.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449649  |
| Price          | \$320,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,438     |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 212 9995 93 Avenue |
| Area        | Fort Saskatchewan  |
| Subdivision | Sherridon Heights  |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 1N5            |

### Amenities

|                |                                                                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground, Television Connection, Vacuum System-Roughed-In, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                                              |
| Parking        | Parkade                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Corner                                                                                                                 |
| # of Stories      | 4                                                                                                                      |
| Stories           | 4                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                  |
| Exterior Features | Corner Lot, Golf Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Vinyl                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 25th, 2025  
Days on Market                20  
Zoning                              Zone 62  
Condo Fee                        \$770

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