

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
----------	-------------

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

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 4th, 2025 at 1:47pm MDT