

## **\$329,900 - 104 8530 94 Street, Fort Saskatchewan**

MLS® #E4453507

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,563 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome Home! Wonderful family ready or the perfect investment in Fort Saskatchewan. Located in South Fort close to Hospital and Schools adjacent to shopping center with easy access to HWY 21 and all of what Fort Saskatchewan has to offer. 3 Bedroom 2.5 Bathroom Townhome with Double Attached Garage and large Balcony. First floor entrance from front and garage leads to main area with utility room and ideal flex space perfect for storage, gym or office. Main area on the second upper floor has large open concept living room, dining area, and large kitchen with ample counter tops and cabinets. Leads to large west facing balcony. Main area has half bathroom. Upper floor has 3 large bedrooms and 2 full bathrooms. Upper floor laundry. Master bedroom has walk in closet and full ensuite bathroom with stand up shower. Do not miss this awesome opportunity with great location.

Built in 2015

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4453507  |
| Price      | \$329,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,563             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 104 8530 94 Street |
| Area        | Fort Saskatchewan  |
| Subdivision | South Fort         |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 0V8            |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking-Visitor, See Remarks |
| Parking Spaces | 2                            |
| Parking        | Double Garage Attached       |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 3                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | None, No Basement                                                                                 |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 72                |
| Zoning         | Zone 62           |
| Condo Fee      | \$266             |

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Listing information last updated on October 29th, 2025 at 7:32pm MDT