

## \$239,000 - 305 9995 93 Avenue, Fort Saskatchewan

MLS® #E4438213

**\$239,000**

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome to this spacious 1057 sq ft 45+ adult condo located close to shopping and all other amenities. The condo offers a warm and inviting open floor plan. The oak kitchen includes ample cabinets, a kitchen island and a walk-in corner pantry. The living room boasts large windows and a garden door leading to a covered maintenance free balcony with a gas hook up for a BBQ. The unit also has two bedrooms with the Primary bedroom having walk-through his & her closets and a 4pc ensuite. This unit also has a 3pc main bathroom, in-suite laundry, a titled underground parking stall and storage locker.

Built in 2003

### Essential Information

MLS® #	E4438213
Price	\$239,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
--------	--------

### Community Information

Address	305 9995 93 Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1N5

### Amenities

Amenities	Deck, Intercom, Parking-Visitor, Security Door, Storage Cage
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	86
Zoning	Zone 62
Condo Fee	\$608

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 August 17th, 2025 at 12:47am MDT