

## \$344,900 - 304 8530 94 Street, Fort Saskatchewan

MLS® #E4445880

**\$344,900**

3 Bedroom, 2.50 Bathroom, 1,571 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Live stylishly and smart in this Fort Sask gem right across from the hospital, perfect for medical professionals or anyone who loves that extra peace of mind! This modern 3-bedroom townhouse features soaring 9'™ ceilings, rich dark vinyl floors, and a chef-worthy kitchen with gleaming quartz countertops, a spacious island, and loads of prep space. Enjoy 2.5 baths, including a sleek ensuite with a standing shower, plus upstairs laundry for ultimate convenience. The primary bedroom can fit a king bed with a huge closet & The bright front den is ready for your home office or perhaps converted to a future fourth bedroom. Add in a rear patio and a massive double attached garage with high ceilings, and you've got a home that truly checks every box!

Built in 2015

### Essential Information

MLS® #	E4445880
Price	\$344,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,571
Acres	0.00



Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	304 8530 94 Street
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0V8

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	2

Zoning	Zone 62
Condo Fee	\$267

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