

## **\$339,000 - 2100 8530 94 Street, Fort Saskatchewan**

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MLS® #E4425895

**\$339,000**

3 Bedroom, 2.50 Bathroom, 1,637 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Experience comfort and convenience in this stunning 3-storey townhouse in Fort Saskatchewan! With 3 spacious bedrooms, 2.5 baths, and a thoughtfully designed layout, this home is perfect for families, professionals, or anyone seeking modern living. The bright and airy main level boasts an open-concept design, featuring a chef's kitchen with an oversized island, quartz countertops, and stainless steel appliances—ideal for entertaining. Unwind on the expansive wrap-around patio with a gas BBQ hookup, or retreat to the serene primary suite with a private ensuite and walk-in closet. The double car garage—the largest in the complex—ensures plenty of room for vehicles and storage. Nestled in the vibrant community of South Fort, you'll enjoy easy access to parks, schools, a hospital, and shopping. An opportunity to own a home that perfectly blends style, space, and convenience!



Built in 2015

### **Essential Information**

MLS® #	E4425895
Price	\$339,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,637
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2100 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., Detectors Smoke, Parking-Visitor, Patio, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, No Back Lane, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 15th, 2025
Days on Market	38
Zoning	Zone 62
Condo Fee	\$281

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