

## **\$259,900 - # 214 9995 93 Avenue, Fort Saskatchewan**

MLS® #E4266739

### **\$259,900**

2 Bedroom, 2.00 Bathroom, 1,136 sqft  
Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Close to the golf course, swimming pool, legion, shopping, curling, and walking trails is this 1136 square foot 45+ adult condo on the second floor in the Parkview Manor complex. Bright corner location with numerous windows providing natural lighting. Spacious kitchen with ample cupboard and counter space with corner pantry and island overlooks the dining area and the living room. Gas fireplace in the living room to enjoy on those cool evenings. Garden door access from the living room takes you to the large balcony. 2nd bedroom is just off the dining and kitchen and next to the main 3PC bathroom. Your primary bedroom is down the hall off the entrance to your condo. It features a bit more privacy and a 2nd garden door access to your large balcony, his and hers closets with mirror sliding doors and a 4PC bathroom. Let's not forget the in-suite laundry area that boasts enough room for the washer and dryer plus an upright freezer. Plus your underground titled parking stall (76) and storage area

Built in 2004

### **Essential Information**

MLS® #	E4266739
Price	\$259,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE

### **Community Information**

Address	# 214 9995 93 Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1N5

### **Amenities**

Features	Air Conditioner, Detectors Smoke, Laundry-In-Suite, Parking-Visitor, Party Room, Security Door, Social Rooms, Storage-Locker Room
Parking Spaces	1
Parking	Stall, Underground

### **Interior**

Interior	Carpet, Laminate Flooring
Interior Features	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings, Fan-Ceiling, Freezer
Heating	Hot Water
Fireplace	Yes
Fireplaces	Gas, Direct Vent
# of Stories	1
Basement	None, No Basement

### **Exterior**

Exterior	Vinyl
Exterior Features	Flat Site, Golf Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, Low Maintenance Landscape

Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Date Listed	October 16th, 2021
Condo Fee	\$570

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