

Courtesy Of Jarett C Johnson Of Realty Focus

# \$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	5
Zoning	Zone 62
Condo Fee	\$266

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Listing information last updated on August 23rd, 2025 at 10:17am MDT