

## \$245,000 - 104 8930 99 Avenue, Fort Saskatchewan

MLS® #E4429319

**\$245,000**

3 Bedroom, 1.00 Bathroom, 1,122 sqft

Condo / Townhouse on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Centrally situated in Fort Saskatchewan, this affordable two-story home is close to river valley walking trails, shopping, schools, and public transportation. It features a spacious family kitchen equipped with white European cabinets and a stylish backsplash. The large living room boasts glass patio doors that open to a maintenance-free fenced backyard. The updated four-piece bathroom adds to the appeal, along with a generously sized primary bedroom complete with wall-to-wall closets. There are also two additional bedrooms on the upper floor. The basement remains unfinished, allowing you to customize it to your liking. Assigned parking is conveniently located right in front of the unit. Both the furnace and hot water tank will be replaced with NEW prior to closing. This property is perfect for investors, singles, first-time buyers, or anyone looking to avoid yard work. Priced to sell, this is a must-see!

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429319  |
| Price      | \$245,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,122             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 104 8930 99 Avenue  |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 3C1             |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Stall, See Remarks |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 29              |

|           |         |
|-----------|---------|
| Zoning    | Zone 62 |
| Condo Fee | \$365   |

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Listing information last updated on May 4th, 2025 at 5:32pm MDT