

\$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	68
Zoning	Zone 62
Condo Fee	\$266

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 25th, 2025 at 6:47pm MDT