

# **\$340,000 - 108 8530 94 Street, Fort Saskatchewan**

MLS® #E4449323

**\$340,000**

3 Bedroom, 2.50 Bathroom, 1,634 sqft

Condo / Townhouse on 0.00 Acres

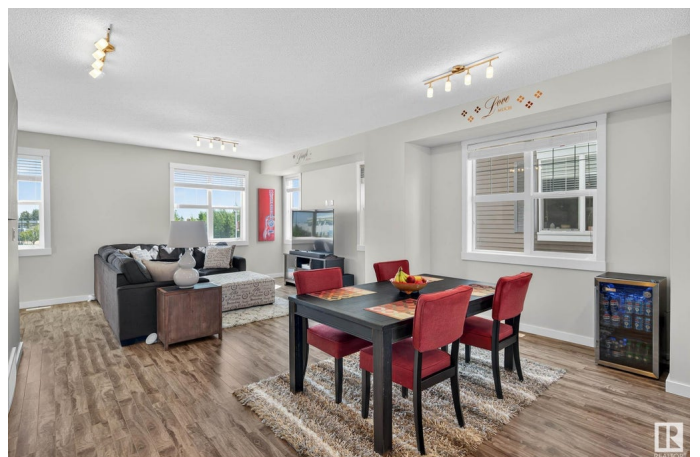
South Fort, Fort Saskatchewan, AB

Welcome to this beautiful end unit townhouse in the Clio complex of Fort Saskatchewan! This modern, stylish home offers 3 bedrooms, 2.5 baths, and a heated double attached garage for added convenience. The bright, open-concept living area is filled with natural light, creating a warm and inviting atmosphere. The chef's kitchen features sleek stainless steel appliances and a handy island, ideal for hosting gatherings. Upstairs, you'll find three spacious bedrooms, including a luxurious master suite with a private ensuite, along with a main bath. Homes has central A/C for cool summers. Nestled in the vibrant South Fort community, this home is close to parks, schools, and popular amenities, making it an excellent choice for families or professionals seeking a comfortable, stylish home. With its blend of modern design and prime location, it's the perfect place to enjoy everything Fort Saskatchewan has to offer!

Built in 2015

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4449323  |
| Price     | \$340,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,634             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 108 8530 94 Street |
| Area        | Fort Saskatchewan  |
| Subdivision | South Fort         |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 0V8            |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks |
| Parking Spaces | 2                                                                                                              |
| Parking        | Double Garage Attached                                                                                         |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Stories           | 3                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | None, No Basement                                                                                                                                                |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Golf Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 62         |
| Condo Fee      | \$277           |

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Listing information last updated on August 3rd, 2025 at 7:02am MDT