

## \$299,900 - 2 10204 98 Avenue, Fort Saskatchewan

MLS® #E4425936

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,263 sqft  
Condo / Townhouse on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,  
AB

Discover the perfect blend of style and convenience in this 1,263 sq. ft. townhouse in downtown Fort Saskatchewan! Step into the cozy front living room with large windows for tons of natural light and featuring a stunning tiled gas fireplace. Head upstairs to a beautifully renovated kitchen and spacious dining area with direct access to your private back deck. The upper level boasts three bedrooms, a 4 piece bathroom, and a spacious primary with a three-piece ensuite and walk in closet. The finished basement offers endless possibilities—use it as a rec room, fourth bedroom, or play area. Complete with a brand-new stackable washer/dryer, newer hot water tank and an oversized, single-heated garage with a brand new opener and heater, all in a prime location close to top amenities! This home is perfect for a first time home buyer, investor, or anyone looking to downsize.

Built in 2003

### Essential Information

MLS® #	E4425936
Price	\$299,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,263
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2 10204 98 Avenue
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4E4

### **Amenities**

Amenities	Closet Organizers, Deck, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Heated, Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Back Lane, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	20
Zoning	Zone 62
Condo Fee	\$250

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 April 4th, 2025 at 1:32pm MDT