

\$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

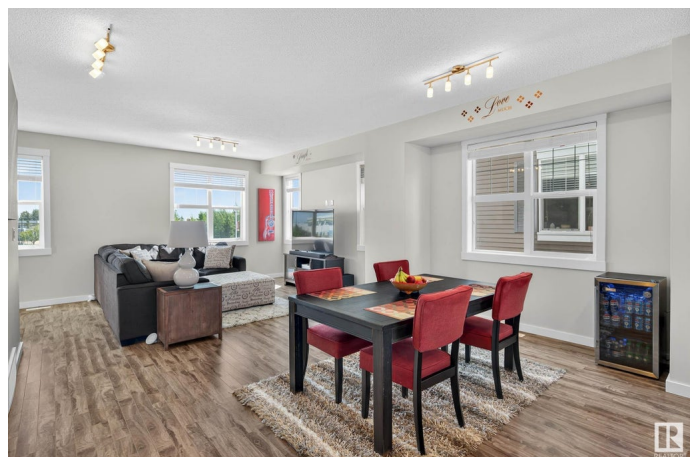
South Fort, Fort Saskatchewan, AB

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	12
Zoning	Zone 62
Condo Fee	\$277

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 August 5th, 2025 at 9:17am MDT