



9930 100 Avenue Fort Saskatchewan Alberta

\$200,000

WOW-WORTHY CONDO WITH UNBEATABLE VIEWS! PRIME LOCATION IN FORT SASKATCHEWAN!! Investor Alert | Exceptional Lifestyle Opportunity | Ground-Floor Corner Unit! Prepare to be impressed by this stunning 2-bedroom, 2-bathroom condo offering 1047 sq ft of stylish, easy-living comfort—all set in one of Fort Saskatchewan's most coveted locations. Whether you're a savvy investor or a homebuyer seeking that perfect blend of luxury, convenience, and value, this ground-floor corner unit is a golden opportunity. Step inside and immediately feel the warmth of newer vinyl plank flooring flowing throughout the space. The open-concept layout is designed for both relaxation and entertaining, featuring a modern kitchen with abundant cabinetry, generous counter space, a large breakfast bar, and a spacious dining area that's perfect for hosting. The expansive living room invites you to unwind with large windows framing breathtaking, unobstructed views of the North Saskatchewan River Valley and the lush green space of the historic Fort Heritage Precinct. Step out onto your private patio—an ideal spot to sip your morning coffee or enjoy a peaceful evening surrounded by nature. Enjoy the ultimate in privacy and functionality with a smart split-bedroom design. The primary suite offers a true retreat with a walk-through closet and a private 4-piece ensuite. The second bedroom, located on the opposite side of the unit, also features a walk-in closet, making it ideal for guests, family members, or a home office setup. A full 4-piece main bathroom provides additional comfort, while a thoughtfully designed laundry room off the entrance includes side-by-side washer and dryer, plus a large closet perfect for coats, boots, and daily essentials. This home also provides access to a convenient fitness room located just across the way in Building 2, making it easy to stay on track with your wellness goals...

Primary Bedroom 12.08 Ft x 13.08 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 10.83 Ft x 13.25 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

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