



## 9932 100 Avenue Fort Saskatchewan Alberta

\$227,500

Investor Alert! | Exceptional Lifestyle Opportunity! | TOP-Floor Corner Unit! This stunning 2-bedroom, 2-bathroom condo offers 1,147 sq. ft. of stylish comfort in one of Fort Saskatchewan's most sought-after locations. Whether you're an investor searching for a solid opportunity or a homebuyer looking for the perfect mix of luxury, convenience, and value—this top-floor corner unit delivers it all. Inside, you'll love the warmth of hardwood and tile flooring throughout, paired with an open-concept layout that's perfect for entertaining or simply unwinding at the end of the day. The modern galley kitchen features a large breakfast bar and flows seamlessly into the spacious dining area. The inviting living room is filled with natural light from oversized windows that showcase panoramic, unobstructed views of the North Saskatchewan River Valley and the historic Fort Heritage Precinct. Step out onto your private patio for a morning coffee or a relaxing evening while surrounded by nature. The smart split-bedroom design ensures both privacy and function. The primary suite is a true retreat with a walk-through closet and private 4-piece ensuite, while the second bedroom—set on the opposite side of the unit—makes an ideal space for family, guests, or even a home office. A second full 4-piece bathroom adds extra convenience. Just off the entrance, you'll find a thoughtfully designed laundry and storage area with side-by-side washer/dryer and two large closets, perfect for everyday organization. This condo also provides access to a fitness room located on the Main Floor, making it easy to stay active close to home. The building itself is well-managed with low condo fees and a healthy reserve fund, offering peace of mind to both homeowners and investors. But what truly sets this property apart is its unbeatable location. Nestled in one of Fort Saskatchewan's most walkable areas...

Primary Bedroom 13.67 Ft x 12.42 Ft

4pc Bathroom 5.00 Ft x 7.83 Ft

Bedroom 11.00 Ft x 9.67 Ft

4pc Bathroom 5.00 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:  
Sutton Group Grande Prairie  
Professionals



Royal

**LePage Kelowna**

#1-1890 Cooper Road, Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.