

## \$217,500 - 305 9930 100 Avenue, Fort Saskatchewan

MLS® #E4439793

**\$217,500**

2 Bedroom, 2.00 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

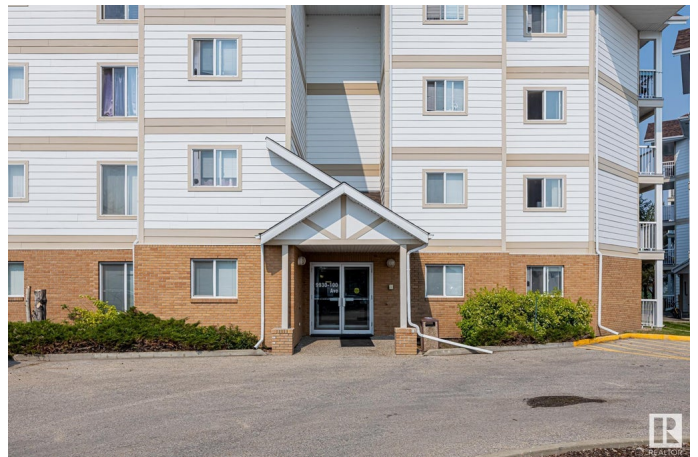
Sherridon Heights, Fort Saskatchewan, AB

Welcome Home! Fantastic opportunity to own a 2 bed, 2 bath condo in Fort Saskatchewan. Ideally located near Dow, the River Valley, shopping, schools, and major plant access—perfect for work and play. This well-designed suite features an open-concept main floor with a spacious living room that opens onto a large balcony with a view. The kitchen flows seamlessly into the living area, making it ideal for everyday living or entertaining. Enjoy in-suite laundry and ample space throughout. The primary bedroom includes a walk-through closet and ensuite. A generously sized second bedroom is conveniently located near the main full bathroom. The building is well-managed, with recent updates and a strong reserve fund, making it an excellent place to live or invest. Great potential for rental income in a supportive market. Don't miss this opportunity!

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439793  |
| Price      | \$217,500 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 923                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 9930 100 Avenue |
| Area        | Fort Saskatchewan   |
| Subdivision | Sherridon Heights   |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 4P3             |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, Intercom, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                                                               |
| Parking        | Stall                                                                           |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                          |
| # of Stories      | 4                                                                          |
| Stories           | 4                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 1st, 2025  
Days on Market                80  
Zoning                              Zone 62  
Condo Fee                        \$416

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