

# \$219,900 - 408 9930 100 Avenue, Fort Saskatchewan

MLS® #E4424855

**\$219,900**

2 Bedroom, 2.00 Bathroom, 921 sqft  
Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome Home! Terrific Fort Saskatchewan 2 Bedroom 2 Bathroom Condo TOP FLOOR Unit overlooking River Valley. Strong condominium corporation and reserve fund makes this the perfect spot to live and invest. Quality rental investment market in Fort Saskatchewan close to Downtown with Easy access to work, parks, golf, shopping, and so much more. Take advantage of Fort Saskatchewan growing community, work force, incoming projects like Dow, and so much more. Condo fees include heat and water, 1 parking stall. Top floor unit with a view. Open concept space with large kitchen, dining, and living room. All appliances included. In suite laundry. Large bedrooms. Master bedroom with walk through closet and ensuite bathroom. Awesome balcony. Do not let this one pass you by! Great location and great investment.

Built in 2003

## Essential Information

MLS® #	E4424855
Price	\$219,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	921



Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	408 9930 100 Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4P3

### **Amenities**

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, River Valley View, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	30
Zoning	Zone 62
Condo Fee	\$416

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 5th, 2025 at 10:02pm MDT