

## \$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 accessâ€”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. Donâ€™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                89  
Zoning                              Zone 62  
Condo Fee                        \$416

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