

## \$224,500 - 302 9930 100 Avenue, Fort Saskatchewan

MLS® #E4443620

**\$224,500**

2 Bedroom, 2.00 Bathroom, 1,183 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

**BRIGHT & SUNNY!!** Loads of natural sunlight flood this spacious 1194 sq ft 2 bedroom condo with 2 full baths. One of the largest units in the building. Primary bedroom offers his & hers walk through closet and 4 pce ensuite. 2nd bedroom has walk in closet and close to Second full bath. Huge front foyer (7'x 20') can be utilized as a sitting or computer area. Galley Style kitchen with pass through window to Dining area. Open concept floor plan with dining area and spacious living room with patio doors leading to the balcony - relax & enjoy the great view of river valley sunsets. In suite laundry with extra storage. Excellent location, within walking distance to all amenities and the beautiful walking trails through the river valley and all around the Fort. Close to Public Transit - Schools \_ parks - Shopping and so much more.

Built in 2002

### Essential Information

MLS® #	E4443620
Price	\$224,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,183
Acres	0.00



302-9930 100 Ave, Fort Saskatchewan, AB

Main Floor Interior Area 1182.63 sq ft



0 4 8 ft PREPARED: 20250607  
Note: The member is excluded from total floor area in KSLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	302 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, Exterior Walls- 2"x6", Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 20th, 2025
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Days on Market	69
Zoning	Zone 62
Condo Fee	\$536

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Listing information last updated on August 27th, 2025 at 10:47pm MDT