

# **\$210,000 - 105 9930 100 Avenue, Fort Saskatchewan**

MLS® #E4464044

**\$210,000**

2 Bedroom, 2.00 Bathroom, 936 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

This incredibly well-kept 2-bedroom, 2 bath condo is located in one of the most sought-after locations in Fort Saskatchewan, situated on the banks of the river valley and backing onto the extensive trail system. Walking distance to Fort Heritage Precinct, shopping, including co-op and Legacy Park. This main floor unit is easily accessible from the front entrance and has NO STAIRS. Inside, you'll find a practical floor plan featuring two large bedrooms, including the primary with a walk-in closet and 4 pc. ensuite. Off the open and bright living room, you'll find the sliding doors, leading to the ground-level PATIO with exposed aggregate concrete and a low-maintenance aluminum railing with a gate. The spacious kitchen features plenty of cabinet and counter space, including an eating peninsula. This unit includes IN-SUITE laundry and an assigned parking stall. There is plenty of visitor and on-street parking at the building. You cannot beat the value, convenience and picturesque location of this property

Built in 2002

## **Essential Information**

MLS® # E4464044

Price \$210,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 936                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105 9930 100 Avenue |
| Area        | Fort Saskatchewan   |
| Subdivision | Sherridon Heights   |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 4P3             |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | On Street Parking, Parking-Visitor, Patio, Vinyl Windows |
| Parking   | Stall                                                    |

### Interior

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

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Private Setting, River Valley View, River View, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Brick, Vinyl                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 30th, 2025  
Days on Market                1  
Zoning                              Zone 62  
Condo Fee                        \$416

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Listing information last updated on October 31st, 2025 at 11:17am MDT