

## \$175,000 - 106 9930 100, Fort Saskatchewan

MLS® #E4447469

**\$175,000**

2 Bedroom, 2.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Don't miss this fantastic opportunity to own one of the larger 2-bedroom, 2-bath condos in Fort Saskatchewan! Offering 933 sq ft of bright, well-designed living space, this unit is ideal for professionals, small families, or investors. The open-concept layout features a galley-style kitchen that flows into the dining area and spacious living room. Patio doors lead to a large balcony where you can relax and enjoy beautiful river valley sunsets. The primary bedroom includes a private 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the second full bathroom—perfect for guests or roommates. Additional features include in-suite laundry with extra storage, a well-managed building with recent updates, and an unbeatable location—walking distance to trails, parks, schools, shopping, and transit, with easy access to major plants like Dow. Whether you're looking for a place to call home or a great rental property, this condo has it all.

Built in 2002

### Essential Information

MLS® # E4447469

Price \$175,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 924                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 106 9930 100      |
| Area        | Fort Saskatchewan |
| Subdivision | Sherridon Heights |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 4P3           |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Exercise Room, Intercom, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking   | Stall                                                                                        |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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    | July 12th, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 62         |
| Condo Fee      | \$416           |

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Listing information last updated on August 17th, 2025 at 9:18am MDT