

## \$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	47
Zoning	Zone 62
Condo Fee	\$416

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