

\$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 45
Zoning Zone 62
Condo Fee \$416

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