

\$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 | 66 |
| Zoning | Zone 62 |
| Condo Fee | \$416 |

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