

# \$219,900 - 408 9930 100 Avenue, Fort Saskatchewan

MLS® #E4424855

**\$219,900**

2 Bedroom, 2.00 Bathroom, 921 sqft  
Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome Home! Terrific Fort Saskatchewan 2 Bedroom 2 Bathroom Condo TOP FLOOR Unit overlooking River Valley. Strong condominium corporation and reserve fund makes this the perfect spot to live and invest. Quality rental investment market in Fort Saskatchewan close to Downtown with Easy access to work, parks, golf, shopping, and so much more. Take advantage of Fort Saskatchewan growing community, work force, incoming projects like Dow, and so much more. Condo fees include heat and water, 1 parking stall. Top floor unit with a view. Open concept space with large kitchen, dining, and living room. All appliances included. In suite laundry. Large bedrooms. Master bedroom with walk through closet and ensuite bathroom. Awesome balcony. Do not let this one pass you by! Great location and great investment.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424855  |
| Price          | \$219,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 921       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2003                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 408 9930 100 Avenue |
| Area        | Fort Saskatchewan   |
| Subdivision | Sherridon Heights   |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 4P3             |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, River Valley View, Schools, See Remarks |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 62         |
| Condo Fee      | \$416           |

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Listing information last updated on April 4th, 2025 at 10:32pm MDT