

## \$224,500 - 302 9930 100 Avenue, Fort Saskatchewan

MLS® #E4443620

**\$224,500**

2 Bedroom, 2.00 Bathroom, 1,183 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

**BRIGHT & SUNNY!!** Loads of natural sunlight flood this spacious 1194 sq ft 2 bedroom condo with 2 full baths. One of the largest units in the building. Primary bedroom offers his & hers walk through closet and 4 pce ensuite. 2nd bedroom has walk in closet and close to Second full bath. Huge front foyer (7'x 20') can be utilized as a sitting or computer area. Galley Style kitchen with pass through window to Dining area. Open concept floor plan with dining area and spacious living room with patio doors leading to the balcony - relax & enjoy the great view of river valley sunsets. In suite laundry with extra storage. Excellent location, within walking distance to all amenities and the beautiful walking trails through the river valley and all around the Fort. Close to Public Transit - Schools \_ parks - Shopping and so much more.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443620  |
| Price          | \$224,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,183     |
| Acres          | 0.00      |



302-9930 100 Ave, Fort Saskatchewan, AB

Main Floor Interior Area 1182.63 sq ft



0 4 8 ft PREPARED: 20250607  
Note: The member are excluded from total floor area in KSLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 302 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, Exterior Walls- 2"x6", Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door |
| Parking   | Stall                                                                                                  |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| 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 | June 20th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 70      |
| Zoning         | Zone 62 |
| Condo Fee      | \$536   |

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Listing information last updated on August 29th, 2025 at 11:48am MDT