Courtesy Of David E Drost Of Realty Focus

$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	79
Zoning	Zone 62
Condo Fee	$416

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Listing information last updated on August 19th, 2025 at 3:02am MDT