

Courtesy Of Christopher R Mazurak Of 2% Realty Pro

# **\$269,700 - 100 9940 Sherridon Drive, Fort Saskatchewan**

MLS® #E4423213

**\$269,700**

2 Bedroom, 2.00 Bathroom, 1,132 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Incredible opportunity in this 2 BED, 2 BATH, with 2 TITLED parking spots including one HEATED UNDERGROUND and CENTRAL A/C! Featuring 9ft ceilings, large open concept living space and generous sized bedrooms, this home checks all of the boxes in an affordable package. The open concept kitchen has an abundance of mocha cabinetry, plenty of counter space on the granite countertops, Stainless Steel appliances and raised eating bar. The spacious primary bedroom includes a walk-in closet and large 3-pc ensuite with granite vanity. The main 4 pc bath includes a soaker tub. Convenient in-suite laundry and large balcony complete the picture. The location is minutes from all major commuter roads and is only 15 mins to Edmonton or Sherwood Park! Steps to public transit , schools, child care, groceries and restaurants. Right in front of the complex is the river valley with all of the beautiful walking trails! This quiet PET- FRIENDLY building is sure to impress! Act fast!

Built in 2009

## **Essential Information**

MLS® # E4423213

Price \$269,700



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	100 9940 Sherridon Drive
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4C9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor
Parking	Heated, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Hillside, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	66
Zoning	Zone 62
Condo Fee	\$501

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 10:02pm MDT