

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 | 63                  |
| Zoning         | Zone 62             |
| Condo Fee      | \$501               |

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Listing information last updated on May 1st, 2025 at 6:02pm MDT