

## \$419,900 - 9404 Sherridon, Fort Saskatchewan

MLS® #E4453404

**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,129 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome to 9404 Sherridon Drive – a perfect opportunity for first-time buyers or investors! This character-filled home sits on a large corner lot and offers plenty of space inside and out. The main floor features a huge kitchen with rich custom wood cabinetry, a bright living room, and 2 bedrooms, including a spacious primary suite with a 4-piece ensuite, double-wide tiled shower, and private access to the backyard – ideal for a future hot tub retreat. Updates include new electrical, plumbing, furnace, hot water tank, and A/C for modern comfort. The unfinished basement is ready for your imagination and future development. Enjoy the convenience of an 41 foot long single attached garage plus an oversized detached single garage. The yard is fully fenced, perfect for kids, pets, or entertaining. A solid home with character, functionality, and endless potential!

Built in 1962

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453404  |
| Price          | \$419,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,129     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1962                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9404 Sherridon    |
| Area        | Fort Saskatchewan |
| Subdivision | Sherridon Heights |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1W3           |

### Amenities

|           |                                                                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vaulted Ceiling, Vinyl Windows |
| Parking   | Over Sized, Single Garage Attached, Single Garage Detached                                                                                                    |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 1                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                               |
| Exterior Features | Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                 |
| Construction      | Wood, Brick, Vinyl                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 62           |

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Listing information last updated on August 16th, 2025 at 11:17pm MDT