

\$175,000 - 106 9930 100, Fort Saskatchewan

MLS® #E4447469

\$175,000

2 Bedroom, 2.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Don't miss this fantastic opportunity to own one of the larger 2-bedroom, 2-bath condos in Fort Saskatchewan! Offering 933 sq ft of bright, well-designed living space, this unit is ideal for professionals, small families, or investors. The open-concept layout features a galley-style kitchen that flows into the dining area and spacious living room. Patio doors lead to a large balcony where you can relax and enjoy beautiful river valley sunsets. The primary bedroom includes a private 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the second full bathroom—perfect for guests or roommates. Additional features include in-suite laundry with extra storage, a well-managed building with recent updates, and an unbeatable location—walking distance to trails, parks, schools, shopping, and transit, with easy access to major plants like Dow. Whether you're looking for a place to call home or a great rental property, this condo has it all.

Built in 2002

Essential Information

MLS® # E4447469

Price \$175,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	106 9930 100
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4P3

Amenities

Amenities	On Street Parking, Exercise Room, Intercom, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
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	July 12th, 2025
Days on Market	24
Zoning	Zone 62
Condo Fee	\$416

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 August 5th, 2025 at 3:17pm MDT