# \$199,800 - 302 9930 100 Avenue, Fort Saskatchewan

MLS® #E4443620

#### \$199,800

2 Bedroom, 2.00 Bathroom, 1,183 sqft Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

BRIGHT & SUNNY!! Loads of natural sunlight flood this spacious 1194 sq ft 2 bedroom condo with 2 full baths. One of the largest units in the building. Primary bedroom offers his & hers walk through closet and 4 pce ensuite. 2nd bedroom has walk in closet and close to Second full bath. Huge front foyer (7'x 20') can be utilized as a sitting or computer area. Galley Style kitchen with pass through window to Dinning area. Open concept floor plan with dining area and spacious living room with patio doors leading to the balcony - relax & enjoy the great view of river valley sunsets. In suite laundry with extra storage. Excellent location, within walking distance to all amenities and the beautiful walking trails through the river valley and all around the Fort. Close to Public Transit - Schools \_ parks -Shopping and so much more.

Built in 2002

#### **Essential Information**

MLS® # E4443620

Price \$199,800

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,183

Acres 0.00







Year Built 2002

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 302 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, Exterior Walls- 2"x6", Intercom, Parking-Plug-Ins,

Parking-Visitor, Security Door

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, See Remarks

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 June 20th, 2025

Days on Market 117

Zoning Zone 62

Condo Fee \$536

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