

## \$284,999 - 404 9926 100 Avenue, Fort Saskatchewan

MLS® #E4421172

**\$284,999**

2 Bedroom, 2.00 Bathroom, 1,239 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Discover this charming low-rise condo in Valley Ridge, Fort Saskatchewan! This spacious unit is one of the biggest in the complex and features a bright living room with a cozy fireplace and access to a south-facing, private balcony. The open-concept dining area leads to a well-appointed kitchen with white cabinetry, ample counter space, a double sink, and a pantry. The primary bedroom boasts a walk-in closet and a 4-piece ensuite, while a second bedroom, a 3-piece bathroom, and a convenient laundry room complete the layout. Enjoy the perks of secured parking, a storage cage, a car wash, guest suite, and social rooms in this well-maintained building. A perfect blend of comfort and convenience!

Built in 1994

### Essential Information

MLS® #	E4421172
Price	\$284,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,239
Acres	0.00
Year Built	1994
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	404 9926 100 Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4E3

### Amenities

Amenities	Car Wash, Guest Suite, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Storage Cage
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Stove-Electric, Vacuum Systems, Washer
Heating	In Floor Heat System, Water
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Public Transportation, Ravine View, River Valley View
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 11th, 2025
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Days on Market	71
Zoning	Zone 62
Condo Fee	\$803

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