

## \$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 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 79      |
| Zoning         | Zone 62 |
| Condo Fee      | \$803   |

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Listing information last updated on May 1st, 2025 at 5:02am MDT