

## \$250,000 - 116 9926 100 Avenue, Fort Saskatchewan

MLS® #E4425055

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome to Valley Ridge! This GROUND floor CORNER unit offers 2 beds and 2 baths with stunning VIEWS to RIVER VALLEY. Relax and enjoy the SPACIOUS PATIO with BBQ GAS line. In suite laundry and large storage room for your convenience. 2 big bedrooms one with ON SUITE bathroom and spacious open concept living room and dining room. Well kept and CLEAN unit from original owner. Comes with UNDERGROUND HEATED PARKING and STORAGE room. NEW fridge 2023. In this 50+ condo complex you will also find wonderful AMENITIES like car wash, dining room, library spot, exercise equipment, crafts and carpenter room. Bingo every Monday and so many other social events for the tenants!!

Built in 1994

### Essential Information

MLS® #	E4425055
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.00
Year Built	1994
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	116 9926 100 Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4E3

### Amenities

Amenities	Car Wash, Deck, Guest Suite, Patio, Social Rooms, Storage-In-Suite, Storage Cage
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 11th, 2025
Days on Market	54
Zoning	Zone 62

Condo Fee                \$763

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 May 4th, 2025 at 12:32am MDT