

## \$289,000 - 205 9926 100 Avenue, Fort Saskatchewan

MLS® #E4433835

**\$289,000**

2 Bedroom, 1.00 Bathroom, 1,036 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Discover the perfect blend of style, comfort and location in this beautifully renovated condo just steps from all amenities and nestled along the scenic river valley! This 2 bedroom, 1 bath home boasts breathtaking views from every room, with both bedrooms offering serene river vistas. Inside, enjoy the elegance of a bright white kitchen featuring gleaming quartz countertops and sleek cabinetry, all tied together by modern luxury vinyl plank flooring and fresh modern paint throughout. The open concept living space is flooded with natural light, enhanced by newer trim and thoughtful finishes. Relax on your private, secluded balcony - ideal for morning coffee or quiet evenings enjoying the golden hour sunsets! You'll love the convenience of in suite laundry, an abundance of storage and underground parking complete with storage locker and a car wash bay. The rare gem offers the best of both worlds: peaceful river valley living with everything you need just a short walk away! This one won't last!

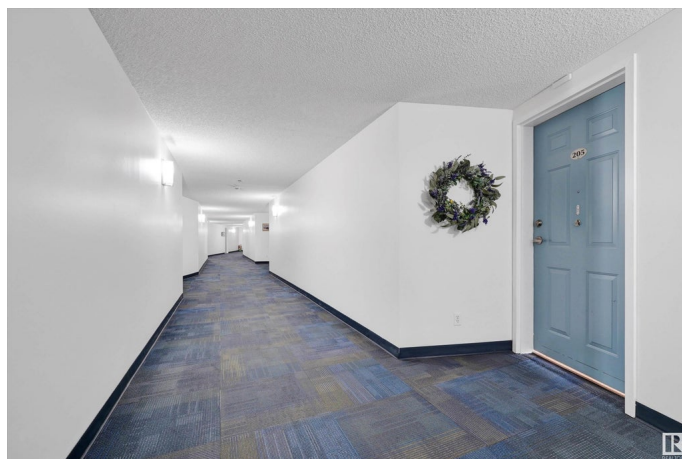
Built in 1994

### Essential Information

MLS® # E4433835

Price \$289,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,036                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 205 9926 100 Avenue |
| Area        | Fort Saskatchewan   |
| Subdivision | Sherridon Heights   |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 4E3             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Car Wash, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, Workshop, Exterior Walls 2"x10" |
| Parking   | Parkade, Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | In Floor Heat System, Natural Gas  |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Hardie Board Siding  |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby, See Remarks |
| Roof              | Metal   |

|              |                                  |
|--------------|----------------------------------|
| Construction | Wood, Brick, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 62          |
| Condo Fee      | \$746            |

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Listing information last updated on May 3rd, 2025 at 12:47pm MDT