

## \$279,500 - 218 9926 100 Avenue, Fort Saskatchewan

MLS® #E4433032

**\$279,500**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

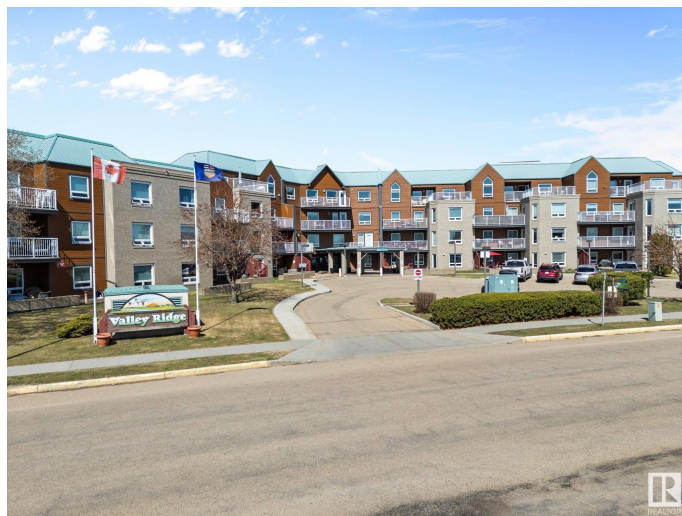
Sherridon Heights, Fort Saskatchewan, AB

Move-in ready and beautifully updated, this immaculate 2-bedroom end unit offers style, space, and a superb location close to shopping, walking trails, and the river valley. A massive wraparound covered deck extends your living space—ideal for morning coffee or evening visits. Inside, enjoy fresh paint throughout, updated kitchen cabinets and countertops, and newer appliances including fridge, stove, microwave, dishwasher, and in-suite laundry. Elegant barn doors, modern lighting, new window coverings, and built-in shelving add a stylish, functional touch. You'll love the durable laminate flooring, abundance of natural light, and the peace of mind that comes with new windows and siding. Located in a secure, well-managed 50+ building with fantastic amenities: heated underground parking with car wash, storage cage, social rooms, guest suite, elevator, and more. Quiet, comfortable, and full of extras—this is adult living at its best.

Built in 1994

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433032  |
| Price     | \$279,500 |
| 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     | 218 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, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Workshop |
| Parking   | Heated, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| 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 | Golf Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Metal   |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 62          |
| Condo Fee      | \$768            |

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Listing information last updated on April 30th, 2025 at 5:47am MDT