

## \$279,500 - 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

This immaculate 2-bedroom end unit is move-in ready and beautifully updated, offering 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	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	51
Zoning	Zone 62
Condo Fee	\$768

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 June 15th, 2025 at 11:17pm MDT