

Courtesy Of Christopher R Mazurak Of 2% Realty Pro

\$267,700 - 100 9940 Sherridon Drive, Fort Saskatchewan

MLS® #E4448053

\$267,700

2 Bedroom, 2.00 Bathroom, 1,132 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Incredible opportunity in this 2 BED, 2 BATH, with 2 TITLED parking spots including one HEATED UNDERGROUND and CENTRAL A/C! Featuring 9ft ceilings, large open concept living space and generous sized bedrooms, this home checks all of the boxes in an affordable package. The open concept kitchen has an abundance of mocha cabinetry, plenty of counter space on the granite countertops, Stainless Steel appliances and raised eating bar. The spacious primary bedroom includes a walk-in closet and large 3-pc ensuite with granite vanity. The main 4 pc bath includes a soaker tub. Convenient in-suite laundry and large balcony complete the picture. The location is minutes from all major commuter roads and is only 15 mins to Edmonton or Sherwood Park! Steps to public transit , schools, child care, groceries and restaurants. Right in front of the complex is the river valley with all of the beautiful walking trails! This quiet PET- FRIENDLY building is sure to impress! Act fast!

Built in 2009

Essential Information

MLS® # E4448053

Price \$267,700



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,132 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 100 9940 Sherridon Drive |
| Area | Fort Saskatchewan |
| Subdivision | Sherridon Heights |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 4C9 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor |
| Parking | Heated, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Hillside, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Tar & Gravel |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 62 |
| Condo Fee | \$501 |

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 July 18th, 2025 at 4:32pm MDT