

## \$282,000 - 207 9926 100 Avenue, Fort Saskatchewan

MLS® #E4428773

**\$282,000**

1 Bedroom, 1.00 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Great location for this 50+ Valley Ridge condo complex. Close to all amenities and river valley walking trails. This absolutely gorgeous 933 sq ft renovated suite offers magnificent views of the River Valley. The suite includes one bedroom, a den, a 4pc bathroom, in-suite laundry, access to a private balcony and an open floor plan with the kitchen overlooking the dining area and living room. Also included are an underground heated parking stall, a storage locker and access to a wash bay. Additional amenities in the complex are a workshop, social rooms and a guest suite.

Built in 1994

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428773               |
| Price          | \$282,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 934                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 207 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, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Workshop, Storage Cage |
| Parking   | Heated, 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 | Golf Nearby, Park/Reserve, Public Swimming Pool, River Valley View, Shopping Nearby |
| Roof              | Metal   |
| Construction      | Wood, Brick, Hardie Board Siding  |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 62         |
| Condo Fee      | \$718           |

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Listing information last updated on April 20th, 2025 at 2:17am MDT