

Courtesy Of Jonathan Seeney Of Real Broker

# \$299,900 - 104 9940 Sherridon Drive, Fort Saskatchewan

MLS® #E4427954

## \$299,900

2 Bedroom, 2.00 Bathroom, 1,020 sqft  
Condo / Townhouse on 0.00 Acres

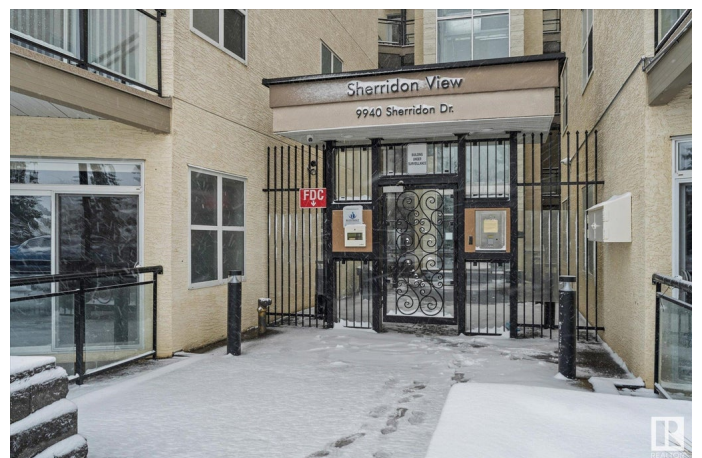
Sherridon Heights, Fort Saskatchewan, AB

Discover your dream home in this beautifully **NEWLY RENOVATED** condo, perfectly situated with magnificent views of the Fort Saskatchewan RIVER VALLEY. The modern open-concept, renovated living and kitchen area is sure to impress and is designed for entertaining with both comfort and style. This could be the finest condo in the building—showcasing brand new appliances, new elegant quartz countertops throughout, a sleek new kitchen island, contemporary refaced cabinets, and fresh paint that makes it all shine. Also, enjoy the luxury of new flooring and air conditioning for ultimate comfort. Step outside to find the renowned Fort walking trails, ideal for various recreational activities. Take advantage of the convenience of being within walking distance to downtown, playgrounds, schools, and even Millers Ice Cream for delightful summer treats. This condo is a rare find—a perfect blend of new modern living and nature's beauty! Just move-in and start living!!

Built in 2009

## Essential Information

MLS® #	E4427954
Price	\$299,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	104 9940 Sherridon Drive
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4C9

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Parking-Visitor
Parking Spaces	2
Parking	Double Indoor, Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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, Playground Nearby, River

Valley View, Schools, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	7
Zoning	Zone 62
Condo Fee	\$436

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 April 4th, 2025 at 3:47pm MDT