

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

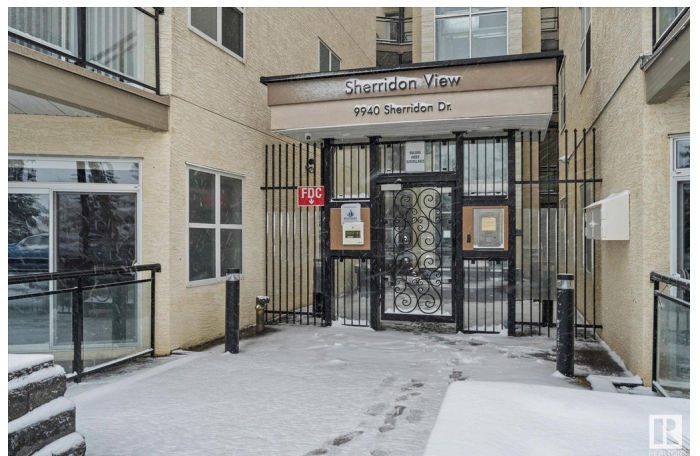
Sherridon Heights, Fort Saskatchewan, AB

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 | 13               |
| Zoning         | Zone 62          |
| Condo Fee      | \$436            |

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Listing information last updated on April 10th, 2025 at 7:17pm MDT