

# \$269,700 - 9940 Sherridon Drive, Fort Saskatchewan

MLS® #E4423213

**\$269,700**

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® #	E4423213
Price	\$269,700
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	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                      February 27th, 2025  
Days on Market                107  
Zoning                              Zone 62  
Condo Fee                        \$501

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Listing information last updated on June 14th, 2025 at 12:17pm MDT