

# \$200,000 - 110, 9930 100 Avenue, Fort Saskatchewan

MLS® #A2216533

**\$200,000**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential on 0.00 Acres

Sherridon Heights, Fort Saskatchewan,  
Alberta

**WOW-WORTHY CONDO WITH  
UNBEATABLE VIEWS! PRIME LOCATION IN  
FORT SASKATCHEWAN!**

Investor Alert | Exceptional Lifestyle

Opportunity | Ground-Floor Corner Unit!

Prepare to be impressed by this stunning 2-bedroom, 2-bathroom condo offering 1047 sq ft of stylish, easy-living comfort—all set in one of Fort Saskatchewan's most coveted locations. Whether you're a savvy investor or a homebuyer seeking that perfect blend of luxury, convenience, and value, this ground-floor corner unit is a golden opportunity.

Step inside and immediately feel the warmth of newer vinyl plank flooring flowing throughout the space. The open-concept layout is designed for both relaxation and entertaining, featuring a modern kitchen with abundant cabinetry, generous counter space, a large breakfast bar, and a spacious dining area that's perfect for hosting. The expansive living room invites you to unwind with large windows framing breathtaking, unobstructed views of the North Saskatchewan River Valley and the lush green space of the historic Fort Heritage Precinct. Step out onto your private patio—an ideal spot to sip your morning coffee or enjoy a peaceful evening surrounded by nature.

Enjoy the ultimate in privacy and functionality with a smart split-bedroom design. The primary suite offers a true retreat with a



walk-through closet and a private 4-piece ensuite. The second bedroom, located on the opposite side of the unit, also features a walk-in closet, making it ideal for guests, family members, or a home office setup. A full 4-piece main bathroom provides additional comfort, while a thoughtfully designed laundry room off the entrance includes side-by-side washer and dryer, plus a large closet perfect for coats, boots, and daily essentials.

This home also provides access to a convenient fitness room located just across the way in Building 2, making it easy to stay on track with your wellness goals. The building itself is well-managed, with low condo fees and a healthy reserve fund, giving peace of mind to both homeowners and investors alike.

What truly sets this property apart is its unmatched location. Situated in the most walkable and desirable part of Fort Saskatchewan, you're just steps from scenic river valley walking trails and only minutes away from downtown amenities including schools, banks, grocery stores, restaurants, cafes, and the local movie theatre. Whether you're taking a morning stroll along the river, meeting friends for coffee, or catching a weekend film, everything you need is right at your doorstep.

Don't miss your chance to own this exceptional condo—a rare blend of lifestyle, investment potential, and showstopping views. Book your showing today and discover why this property is the complete package.

Built in 2002

## Essential Information

MLS® #	A2216533
Price	\$200,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,047
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	110, 9930 100 Avenue
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	Fort Saskatchewan
Province	Alberta
Postal Code	T8L 4P3

### Amenities

Amenities	Elevator(s), Gazebo, Parking, Picnic Area, Snow Removal, Visitor Parking, Bicycle Storage, Fitness Center, Trash
Parking Spaces	1
Parking	Paved, Stall, Parking Lot, Plug-In

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard, Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Slab

### Additional Information

Date Listed	May 5th, 2025
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Days on Market     39  
Zoning                 R1

**Listing Details**

Listing Office             Sutton Group Grande Prairie Professionals

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