

## **\$439,500 - 9902 100 Avenue, Fort Saskatchewan**

MLS® #E4435541

**\$439,500**

3 Bedroom, 3.00 Bathroom, 1,461 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Luxury Adult condo living with a cul-de-sac location backing onto River Valley. This air-conditioned, fully developed duplex with attached 24x22 garage in Riverside Cove beams with pride of ownership. Spacious front entry leads to an open concept main floor area. Kitchen with ample cupboard & counter space, island sink with breakfast bar, spacious dining area overlooks the living room with corner gas fireplace. Access deck from the garden door off the dining area (Dining area has remote control blinds). The main floor bedroom has a walk-in closet and four-piece bath. Vaulted ceilings compliment the main floor area. Upstairs you have the huge master bedroom with walk-in closet and newly renovated SPA like ensuite with custom shower and walk around soaker tub plus garden door to another deck! Downstairs you have a three-piece bathroom, bedroom, laundry/ utility room, flex room and cozy recreation room with gas fireplace. This is a MUST SEE property ! New Furnace & HWT in 2024, Freshly painted bsmt in 2024.

Built in 2003

### **Essential Information**

MLS® # E4435541

Price \$439,500



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,461
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey Split
Status	Active

### Community Information

Address	9902 100 Avenue
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4N4

### Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6"
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Cul-De-Sac, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	40
Zoning	Zone 62
Condo Fee	\$525

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 June 17th, 2025 at 9:17am MDT