

\$235,000 - 401, 9932 100 Avenue, Fort Saskatchewan

MLS® #A2257091

\$235,000

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, Alberta

Investor Alert! | Exceptional Lifestyle Opportunity! | TOP-Floor Corner Unit! This stunning 2-bedroom, 2-bathroom condo offers 1,147 sq. ft. of stylish comfort in one of Fort Saskatchewan's most sought-after locations. Whether you're an investor searching for a solid opportunity or a homebuyer looking for the perfect mix of luxury, convenience, and value—this top-floor corner unit delivers it all. Inside, you'll love the warmth of hardwood and tile flooring throughout, paired with an open-concept layout that's perfect for entertaining or simply unwinding at the end of the day. The modern galley kitchen features a large breakfast bar and flows seamlessly into the spacious dining area. The inviting living room is filled with natural light from oversized windows that showcase panoramic, unobstructed views of the North Saskatchewan River Valley and the historic Fort Heritage Precinct. Step out onto your private patio for a morning coffee or a relaxing evening while surrounded by nature. The smart split-bedroom design ensures both privacy and function. The primary suite is a true retreat with a walk-through closet and private 4-piece ensuite, while the second bedroom—set on the opposite side of the unit—makes an ideal space for family, guests, or even a home office. A second full 4-piece bathroom adds extra convenience. Just off the entrance, you'll find a thoughtfully designed laundry



and storage area with side-by-side washer/dryer and two large closets, perfect for everyday organization. This condo also provides access to a fitness room located on the Main Floor , making it easy to stay active close to home. The building itself is well-managed with low condo fees and a healthy reserve fund, offering peace of mind to both homeowners and investors. But what truly sets this property apart is its unbeatable location. Nestled in one of Fort Saskatchewan's most walkable areas, you're steps from the scenic river valley walking trails and just minutes from downtown amenities schools, banks, grocery stores, restaurants, cafés, and even the local movie theatre are all at your fingertips. Whether it's a riverside stroll, a coffee date, or a weekend film, everything you need is just outside your door. Don't miss this rare opportunity to own a condo that checks every box: lifestyle, investment potential, and absolutely showstopping views. Schedule your private showing today and see why this property is the complete package. (id:6289)

Built in 2002

Essential Information

Listing #	A2257091
Price	\$235,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,147
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	401, 9932 100 Avenue
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Subdivision	Sherridon Heights
City	Fort Saskatchewan
Province	Alberta
Postal Code	T8L4L2

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Exercise Centre, Other
Features	Other, Elevator, Closet Organizers, Parking
Parking Spaces	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Freezer, Window Coverings, Washer & Dryer
Heating	Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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