

## **\$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 | 5             |
| Zoning         | Zone 62       |
| Condo Fee      | \$525         |

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Listing information last updated on May 13th, 2025 at 10:17am MDT