

## \$239,900 - 116 9926 100 Avenue, Fort Saskatchewan

MLS® #E4425055

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome to Valley Ridge! This GROUND floor CORNER unit offers 2 beds and 2 baths with stunning VIEWS to RIVER VALLEY. Relax and enjoy the SPACIOUS PATIO with BBQ GAS line. In suite laundry and large storage room for your convenience. 2 big bedrooms one with ON SUITE bathroom and spacious open concept living room and dining room. Well kept and CLEAN unit from original owner. Comes with UNDERGROUND HEATED PARKING and STORAGE room. NEW fridge 2023. In this 50+ condo complex you will also find wonderful AMENITIES like car wash, dining room, library spot, exercise equipment, crafts and carpenter room. Bingo every Monday and so many other social events for the tenants!!

Built in 1994

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4425055          |
| Price          | \$239,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,076             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 116 9926 100 Avenue |
| Area        | Fort Saskatchewan   |
| Subdivision | Sherridon Heights   |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 4E3             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Car Wash, Deck, Guest Suite, Patio, Social Rooms, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | In Floor Heat System, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 97               |
| Zoning         | Zone 62          |

Condo Fee                \$763

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