

Courtesy Of Susan Sieg Of NOW Real Estate Group

# **\$274,900 - 300 9940 Sherridon Drive, Fort Saskatchewan**

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MLS® #E4450273

**\$274,900**

2 Bedroom, 2.00 Bathroom, 1,131 sqft  
Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

WELCOME HOME to this originally owned & exceptionally well-maintained 3rd floor, end unit condo with lovely views! This spacious unit offers 2 large bedrooms and 2 full baths, including a king-sized primary suite with walk-in closet & 3pc ensuite w/walk-in shower. Enjoy the open concept layout with 9ft ceilings, a large kitchen with new fridge (2024), eat-up countertop, dining area & a bright living room that opens to a cozy balcony with BBQ gas hookup. Recent updates include stackable washer & dryer (2024) in the utility room, plus it's own HWT, humidifier & furnace. Stay cool with central A/C & enjoy the convenience of two side-by-side TITLED heated underground parking stalls. Sherridon View is a very WELL MANAGED & architecturally appealing building & is situated on the banks of The North Saskatchewan River. Pet-friendly, offers ample visitor parking & is just steps from river valley trails, shopping, dining, transit & all the amenities of downtown Fort Saskatchewan. JUST MOVE ON IN!

Built in 2009

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4450273  |
| Price  | \$274,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,131                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 300 9940 Sherridon Drive |
| Area        | Fort Saskatchewan        |
| Subdivision | Sherridon Heights        |
| City        | Fort Saskatchewan        |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8L 4C9                  |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Patio, Natural Gas BBQ Hookup |
| Parking   | Double Indoor, Heated, Underground                                                                              |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| # of Stories      | 4                                                                                                                                       |
| Stories           | 1                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | None, No Basement                                                                                                                       |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 62         |
| Condo Fee      | \$512           |

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Listing information last updated on September 2nd, 2025 at 12:33pm MDT