

## \$250,000 - 202 9995 93 Avenue, Fort Saskatchewan

MLS® #E4460312

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,077 sqft

Condo / Townhouse on 0.00 Acres

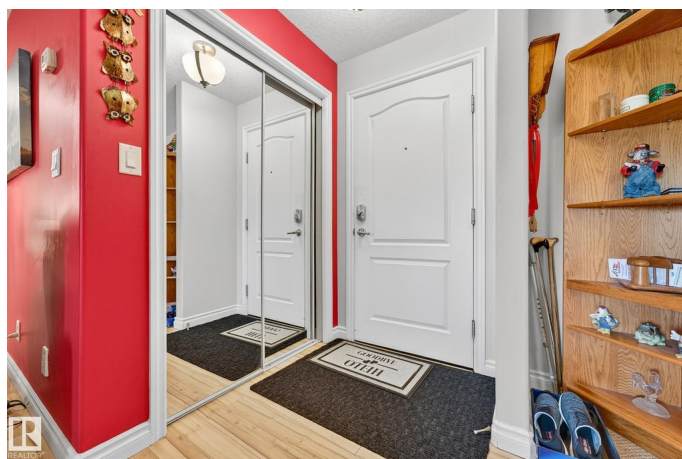
Sherridon Heights, Fort Saskatchewan, AB

Spacious and well-maintained, this adult condo offers an open layout with 2 large bedrooms and 2 full bathrooms. The kitchen features plenty of counter space and storage—perfect for everyday living and entertaining. You'll love the full laundry room with additional storage, plus the convenience of central vac. A huge balcony adds outdoor living space, and the unit includes two titled parking stalls—one underground with a storage cage and one surface stall. Located on the north side (no highway noise!) of a quiet, friendly complex with a welcoming social room. This is downsizing made easy!

Built in 2003

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460312               |
| Price          | \$250,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 202 9995 93 Avenue |
| Area        | Fort Saskatchewan  |
| Subdivision | Sherridon Heights  |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 1N5            |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Storage Cage |
| Parking Spaces | 2                                                                          |
| Parking        | Stall, Underground                                                         |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                 |
| # of Stories      | 4                                                                                                                      |
| Stories           | 1                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                               |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 62           |
| Condo Fee      | \$640             |

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 October 14th, 2025 at 10:17pm MDT