

Courtesy Of Susan Sieg Of NOW Real Estate Group

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

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	50
Zoning	Zone 62
Condo Fee	\$512

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 September 18th, 2025 at 8:17pm MDT