

## \$172,000 - 308 9985 93 Ave, Fort Saskatchewan

MLS® #E4419566

**\$172,000**

2 Bedroom, 2.00 Bathroom, 990 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome Home! 2 bedroom, 2 bath, top floor unit in Hanford house, Fort Saskatchewan. Open concept living room and dining area with a spacious covered patio. Master suite has a walk through closet to your full, 4 piece ensuite! Lastly we have the good sized second bedroom and another 4 piece bathroom! Large In suite laundry/storage room. Walking distance to parks and schools, pool and golf nearby! Quick access to highway 21, shopping, groceries and all amenities. Coming At Just under 1000 square feet, this is a larger unit, and one of the nicer layouts in the building! Quiet, 45+ complex with a great little building community and social room!

Built in 1990

### Essential Information

MLS® #	E4419566
Price	\$172,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	308 9985 93 Ave
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, Social Rooms, Storage-In-Suite
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 29th, 2025
Days on Market	92
Zoning	Zone 62
Condo Fee	\$630

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 April 30th, 2025 at 11:32pm MDT