

## \$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              |

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Listing information last updated on May 1st, 2025 at 8:47am MDT