

\$200,000 - 110, 9930 100 Avenue, Fort Saskatchewan

MLS® #A2216533

\$200,000

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential on 0.00 Acres

Sherridon Heights, Fort Saskatchewan,
Alberta

WOW-WORTHY CONDO WITH
UNBEATABLE VIEWS! PRIME LOCATION IN
FORT SASKATCHEWAN!

Investor Alert | Exceptional Lifestyle

Opportunity | Ground-Floor Corner Unit!

Prepare to be impressed by this stunning
2-bedroom, 2-bathroom condo offering 1047
sq ft of stylish, easy-living comfort—all set in
one of Fort Saskatchewan's most coveted
locations. Whether you're a savvy investor
or a homebuyer seeking that perfect blend of
luxury, convenience, and value, this
ground-floor corner unit is a golden
opportunity.

Step inside and immediately feel the warmth of
newer vinyl plank flooring flowing throughout
the space. The open-concept layout is
designed for both relaxation and entertaining,
featuring a modern kitchen with abundant
cabinetry, generous counter space, a large
breakfast bar, and a spacious dining area
that's perfect for hosting. The expansive
living room invites you to unwind with large
windows framing breathtaking, unobstructed
views of the North Saskatchewan River Valley
and the lush green space of the historic Fort
Heritage Precinct. Step out onto your private
patio—an ideal spot to sip your morning
coffee or enjoy a peaceful evening surrounded
by nature.

Enjoy the ultimate in privacy and functionality
with a smart split-bedroom design. The
primary suite offers a true retreat with a



walk-through closet and a private 4-piece ensuite. The second bedroom, located on the opposite side of the unit, also features a walk-in closet, making it ideal for guests, family members, or a home office setup. A full 4-piece main bathroom provides additional comfort, while a thoughtfully designed laundry room off the entrance includes side-by-side washer and dryer, plus a large closet perfect for coats, boots, and daily essentials.

This home also provides access to a convenient fitness room located just across the way in Building 2, making it easy to stay on track with your wellness goals. The building itself is well-managed, with low condo fees and a healthy reserve fund, giving peace of mind to both homeowners and investors alike.

What truly sets this property apart is its unmatched location. Situated in the most walkable and desirable part of Fort Saskatchewan, you're just steps from scenic river valley walking trails and only minutes away from downtown amenities including schools, banks, grocery stores, restaurants, cafes, and the local movie theatre. Whether you're taking a morning stroll along the river, meeting friends for coffee, or catching a weekend film, everything you need is right at your doorstep.

Don't miss your chance to own this exceptional condo—a rare blend of lifestyle, investment potential, and showstopping views. Book your showing today and discover why this property is the complete package.

Built in 2002

Essential Information

MLS® #	A2216533
Price	\$200,000
Bedrooms	2
Bathrooms	2.00

Days on Market	6
Zoning	R1

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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