

## \$265,000 - 202 9995 93 Avenue, Fort Saskatchewan

MLS® #E4450277

**\$265,000**

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® #         | E4450277               |
| Price          | \$265,000              |
| 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    | July 30th, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 62         |
| Condo Fee      | \$640           |

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