

# \$227,500 - 401, 9932 100 Avenue, Fort Saskatchewan

MLS® #A2257091

**\$227,500**

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, Alberta

Investor Alert! | Exceptional Lifestyle Opportunity! | TOP-Floor Corner Unit!

This stunning 2-bedroom, 2-bathroom condo offers 1,147 sq. ft. of stylish comfort in one of Fort Saskatchewan's most sought-after locations. Whether you're an investor searching for a solid opportunity or a homebuyer looking for the perfect mix of luxury, convenience, and value—this top-floor corner unit delivers it all.

Inside, you'll love the warmth of hardwood and tile flooring throughout, paired with an open-concept layout that's perfect for entertaining or simply unwinding at the end of the day. The modern galley kitchen features a large breakfast bar and flows seamlessly into the spacious dining area. The inviting living room is filled with natural light from oversized windows that showcase panoramic, unobstructed views of the North Saskatchewan River Valley and the historic Fort Heritage Precinct. Step out onto your private patio for a morning coffee or a relaxing evening while surrounded by nature.

The smart split-bedroom design ensures both privacy and function. The primary suite is a true retreat with a walk-through closet and private 4-piece ensuite, while the second bedroom—set on the opposite side of the unit—makes an ideal space for family, guests, or even a home office. A second full 4-piece bathroom adds extra convenience. Just off the entrance, you'll find a



thoughtfully designed laundry and storage area with side-by-side washer/dryer and two large closets, perfect for everyday organization.

This condo also provides access to a fitness room located on the Main Floor , making it easy to stay active close to home. The building itself is well-managed with low condo fees and a healthy reserve fund, offering peace of mind to both homeowners and investors.

But what truly sets this property apart is its unbeatable location. Nestled in one of Fort Saskatchewan's most walkable areas, you're steps from the scenic river valley walking trails and just minutes from downtown amenities—schools, banks, grocery stores, restaurants, cafés, and even the local movie theatre are all at your fingertips. Whether it's a riverside stroll, a coffee date, or a weekend film, everything you need is just outside your door.

Don't miss this rare opportunity to own a condo that checks every box: lifestyle, investment potential, and absolutely showstopping views. Schedule your private showing today and see why this property is the complete package.

Built in 2002

### **Essential Information**

MLS® #	A2257091
Price	\$227,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.00
Year Built	2002
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	401, 9932 100 Avenue
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	Fort Saskatchewan
Province	Alberta
Postal Code	T8L 4L2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Gazebo, Other, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 16th, 2025
Zoning	R1

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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