\$449,702 - 414 9940 Sherridon Drive, Fort Saskatchewan

MLS® #E4414573

\$449,702

2 Bedroom, 2.00 Bathroom, 1,745 sqft Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

PREMIUM LOFT CONDO ON THE RIVER!...OVER 1700 SQ FT OF LUXURY...TWO BALCONIES...CITY VIEWS...TWO TITLED STALLS...UPGRADED KITCHEN WITH GRANITE...RARE FIND!...~!WELCOME HOME!~...Enjoy this unique, two level unit, with two large bedrooms, den, dining room and second entertaining space in the Loft area. Tons of large windows bringing in lots of natural light! Gorgeous laminate throughout main floor. Primary bedroom has 3 pce ensuite with jetted tub. Very well-managed building with security cameras and owner occupied board. Underground parking includes two titled parking stalls. New tankless hot water tank in 2020. Step out onto the hiking trails just out your door! PREPARE TO BE AMAZED -DON"T MISS OUT ON THIS ONE!

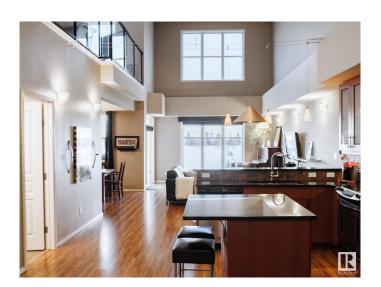
Built in 2009

Essential Information

MLS® # E4414573 Price \$449,702

Bedrooms 2 Bathrooms 2.00

Full Baths 2







Square Footage 1,745 Acres 0.00 Year Built 2009

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Loft
Status Active

Community Information

Address 414 9940 Sherridon Drive

Area Fort Saskatchewan
Subdivision Sherridon Heights
City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 4C9

Amenities

Amenities Air Conditioner, Ceiling 9 ft., Deck, Hot Water Tankless, Parking-Visitor,

Secured Parking, Storage-In-Suite, Vaulted Ceiling, See Remarks

Parking Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

of Stories 4
Stories 2

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Stucco

Exterior Features Golf Nearby, Landscaped, Playground Nearby, Public Transportation,

Shopping Nearby, See Remarks

Roof Tar & T

Construction Wood, Stucco

Foundation Concrete Perimeter, Slab

Additional Information

Date Listed November 25th, 2024

Days on Market 108

Zoning Zone 62

Condo Fee \$801

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 March 13th, 2025 at 6:17am MDT