

# \$275,000 - 202 9995 93 Avenue, Fort Saskatchewan

MLS® #E4450277

**\$275,000**

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 in a quiet, friendly complex with a welcoming social room. This is downsizing made easy!

Built in 2003

## Essential Information

MLS® #	E4450277
Price	\$275,000
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	35
Zoning	Zone 62
Condo Fee	\$640

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 September 3rd, 2025 at 6:17am MDT