

## **\$189,900 - 9906a Sherridon Dr, Fort Saskatchewan**

---

MLS® #E4443936

**\$189,900**

3 Bedroom, 1.50 Bathroom, 625 sqft

Condo / Townhouse on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Great value in Fort Saskatchewan! This 3-bedroom condo townhouse needs some TLC but offers tons of potential. A solid opportunity to build equity in a great location!

Built in 1993

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4443936          |
| Price          | \$189,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 625               |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 9906a Sherridon Dr |
| Area        | Fort Saskatchewan  |
| Subdivision | Sherridon Heights  |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |



Province AB  
Postal Code T8L 4C9

**Amenities**

Amenities See Remarks  
Parking Spaces 2  
Parking 2 Outdoor Stalls

**Interior**

Appliances Dishwasher - Energy Star, Refrigerator, Stove-Electric, V  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

**Exterior**

Exterior Wood, Vinyl  
Exterior Features Fenced, Playground Nearby, Schools  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed June 23rd, 2025  
Days on Market 22  
Zoning Zone 62  
Condo Fee \$330



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 July 15th, 2025 at 9:02am MDT