

\$419,900 - 9404 Sherridon, Fort Saskatchewan

MLS® #E4453404

\$419,900

2 Bedroom, 2.00 Bathroom, 1,129 sqft

Single Family on 0.00 Acres

Sherridon Heights, Fort Saskatchewan, AB

Welcome to 9404 Sherridon Drive – a perfect opportunity for first-time buyers or investors! This character-filled home sits on a large corner lot and offers plenty of space inside and out. The main floor features a huge kitchen with rich custom wood cabinetry, a bright living room, and 2 bedrooms, including a spacious primary suite with a 4-piece ensuite, double-wide tiled shower, and private access to the backyard – ideal for a future hot tub retreat. Updates include new electrical, plumbing, furnace, hot water tank, and A/C for modern comfort. The unfinished basement is ready for your imagination and future development. Enjoy the convenience of an 41 foot long single attached garage plus an oversized detached single garage. The yard is fully fenced, perfect for kids, pets, or entertaining. A solid home with character, functionality, and endless potential!

Built in 1962

Essential Information

MLS® #	E4453404
Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,129



Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9404 Sherridon
Area	Fort Saskatchewan
Subdivision	Sherridon Heights
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1W3

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vaulted Ceiling, Vinyl Windows
Parking	Over Sized, Single Garage Attached, Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 16th, 2025
Days on Market 4
Zoning Zone 62

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 August 20th, 2025 at 4:32am MDT