

## **\$164,500 - 413 8802 Southfort, Fort Saskatchewan**

---

MLS® #E4436644

**\$164,500**

1 Bedroom, 1.00 Bathroom, 735 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Immediate Possession available on this TOP Floor unit facing South in the Gardens at Southfort Bend. A rare find in Phase 1 awaits this One Bedroom PLUS Den and in suite storage room too. Newer Appliances in the Kitchen and upgraded Vinyl Plank flooring - all that is left for you to do is MOVE IN . Condo fee includes - Heat - Cable TV - Water/ Sewer - Parking with power to stall - Snow and Lawn care for facility. Condo fee is \$877.38 with Ala-carte for services such as Meals - Housekeeping - Laundry service and Health emergency Pendant in this age in place community in Fort Saskatchewan. Pet friendly complex with Board approval ( 14" at shoulder). Many amenities and social activities available to residences of this complex. Main building features 2 Guest Suites : Safety Emergency alert system, Large cafeteria , numerous sitting areas, Games areas , craft rooms, hair salon, Chapel and so much more. Great place to call home in this Age in Place environment. Complex located on Public Transit route.



Built in 2006

### **Essential Information**

MLS® #                      E4436644

Price                         \$164,500

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	735
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	413 8802 Southfort
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4R6

### Amenities

Amenities	Air Conditioner, Exercise Room, Exterior Walls- 2"x6", Guest Suite, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Television Connection, Vinyl Windows
Parking	Stall

### Interior

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Fan-Ceiling, Furniture Included, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Shopping Nearby, View City

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	43
Zoning	Zone 62
Condo Fee	\$877

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 June 27th, 2025 at 3:48pm MDT