

# \$419,900 - 13 8602 Southfort Boulevard, Fort Saskatchewan

MLS® #E4435564

**\$419,900**

3 Bedroom, 3.50 Bathroom, 1,469 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

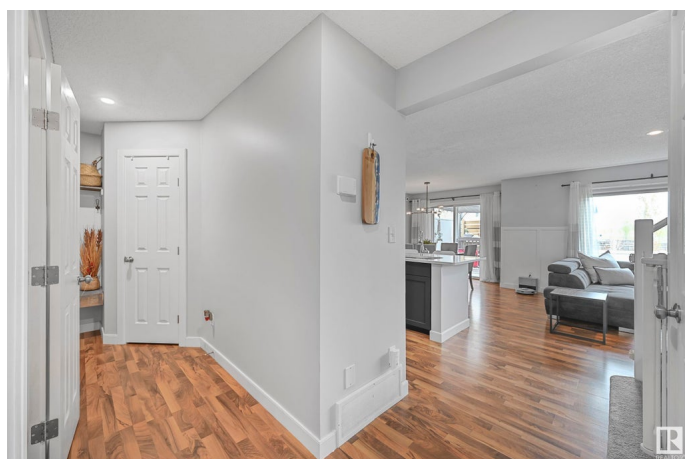
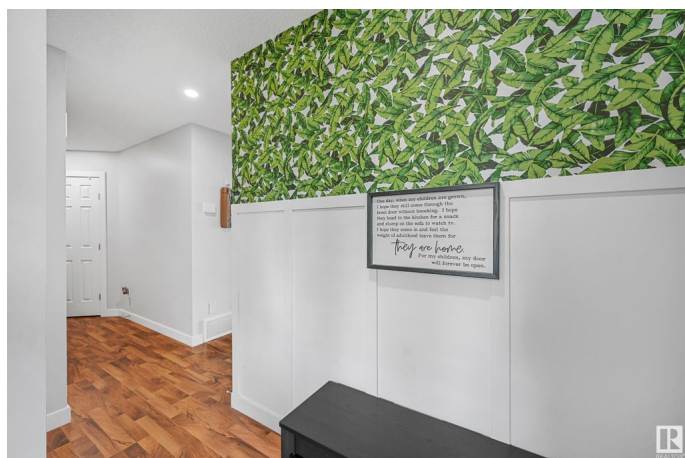
Looking for a home that's full of charm and character? This rare DETACHED condo is move-in ready and packed with thoughtful details. As you step inside, you'll be greeted by stunning wainscoting, elegant wallpaper, and stylish new lighting. The open-concept main level features a cozy GAS fireplace, corner pantry, sleek QUARTZ countertops, subway tile backsplash, and a custom mantel. A new 2-piece bath and upgraded mudroom complete the space. Upstairs, you'll find 2 spacious PRIMARY ROOMS, each with its own ENSUITE, plus a bonus/den area and convenient LAUNDRY. The FULLY FINISHED basement offers a bedroom, family room BAR, and a full bath. Step outside to a HUGE pie-shaped yard—plus, the condo takes care of mowing your grass! Enjoy a private patio perfect for relaxing or entertaining. Additional features include A/C, a DOUBLE ATTACHED garage, and nearly all updates completed. This home truly has it all—move in and make it yours!

Built in 2011

## Essential Information

MLS® # E4435564

Price \$419,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,469
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	2 Storey
Status	Active

### **Community Information**

Address	13 8602 Southfort Boulevard
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0J8

### **Amenities**

Amenities	Air Conditioner, Deck, Parking-Visitor
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	29
Zoning	Zone 62
Condo Fee	\$430

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 7th, 2025 at 9:32am MDT