# **\$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.

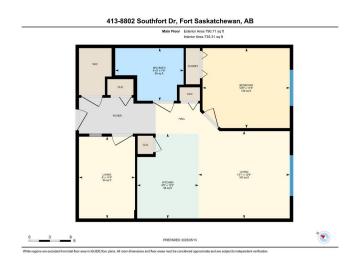
Built in 2006

## **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 32

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 16th, 2025 at 7:47pm MDT