

\$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	36
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 20th, 2025 at 5:02am MDT