

## \$72,900 - 321 8802 Southfort, Fort Saskatchewan

MLS® #E4439373

**\$72,900**

1 Bedroom, 1.00 Bathroom, 475 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to The Gardens at Southfort Drive, introducing this 1-bdrm condo designed to cater to your needs & offer a range of amenities. The air-conditioned suite is designed as an open and cozy living space, making mobility easy, A small well-lit kitchen with a good size eating area. A 3-pc bath with a walk-in shower includes a built-in seat. This complex offers a safe, secure residence with all amenities, including 24-hour staff, dining room, laundry, exercise and overnight guest room.

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439373               |
| Price          | \$72,900               |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 475                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                    |
|-------------|--------------------|
| Address     | 321 8802 Southfort |
| Area        | Fort Saskatchewan  |
| Subdivision | South Fort         |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 4R6            |

### Amenities

|           |                                                                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Assisted Living, Carbon Monoxide Detectors, Exercise Room, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Recreation Room/Centre, Barrier Free Home |
| Parking   | Stall                                                                                                                                                                   |

### Interior

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Appliances   | Air Conditioner-Window, Furniture Included, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Water                                                         |
| # of Stories | 4                                                                        |
| Stories      | 1                                                                        |
| Has Basement | Yes                                                                      |
| Basement     | None, No Basement                                                        |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 84             |
| Zoning         | Zone 62        |
| Condo Fee      | \$1,061        |

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 21st, 2025 at 8:17am MDT