

## **\$62,500 - 403 8802 Southfort Drive, Fort Saskatchewan**

MLS® #E4460534

### **\$62,500**

1 Bedroom, 1.00 Bathroom, 356 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

TOP FLOOR Studio Unit with Immediate Possession available. This unit is located in Phase 1 of the Gardens. Current Condo fee includes - Heat - Cable TV - Water/ Sewer - Parking with power to stall - Snow and Lawn care for facility. Condo fee is \$484.81 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 2005

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4460534          |
| Price          | \$62,500          |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 356               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 403 8802 Southfort Drive |
| Area        | Fort Saskatchewan        |
| Subdivision | South Fort               |
| City        | Fort Saskatchewan        |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8L 4R6                  |

### Amenities

|           |                                                                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Exterior Walls- 2"x6", Guest Suite, Intercom, Parking-Plug-Ins, Parking-Visitor, Party Room, Recreation Room/Centre, Social Rooms, Sprinkler System-Fire, Television Connection |
| Parking   | 2 Outdoor Stalls, Stall                                                                                                                                                         |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds |
| Heating      | Baseboard, Hot Water, Natural Gas                           |
| # of Stories | 4                                                           |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 62           |
| Condo Fee      | \$485             |

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 October 25th, 2025 at 3:32am MDT