

# \$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 | 40             |
| Zoning         | Zone 62        |
| Condo Fee      | \$877          |

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Listing information last updated on June 24th, 2025 at 6:02pm MDT