

## \$74,500 - 318 8802 Southfort, Fort Saskatchewan

MLS® #E4441755

**\$74,500**

1 Bedroom, 1.00 Bathroom, 494 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to your new home at The Gardens at Southfort Bend. This 1-bedroom haven unfolds amidst thoughtful design and an array of enticing amenities. Immerse yourself in the open living space, with new vinyl plank flooring and expansive windows that bathe the room in natural light. The kitchen has a very practical layout that features light cabinetry and abundant storage, while the functional 3-piece bath boasts a walk-in shower with a built-in seat for added comfort. Take in the views from your balcony. Laundry facilities are conveniently located down the hall, and guest suites offer a haven for your loved ones. In The Gardens community, forge a strong sense of belonging and kindle new friendships through fitness room activities, games room gatherings, and engaging social events. Embrace a worry-free lifestyle, where the condo fee covers heat, water/sewer, amenities, a reserve fund, and exterior maintenance. Your sanctuary awaits at The Gardens.

Built in 2006

### Essential Information

MLS® # E4441755

Price \$74,500

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	494
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	318 8802 Southfort
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4R6

### **Amenities**

Amenities	Assisted Living, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Security Door, Social Rooms, Vinyl Windows
Parking	Stall

### **Interior**

Appliances	Air Conditioner-Window, Refrigerator, Stove-Countertop Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	6
Zoning	Zone 62
Condo Fee	\$679

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 17th, 2025 at 6:02am MDT