

\$409,500 - 71 8602 Southfort Drive, Fort Saskatchewan

MLS® #E4455241

\$409,500

2 Bedroom, 2.50 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

An amazing find here in Fort Saskatchewan - Ready for immediate possession ! This Fully Developed Bungalow Villa located in Southfort Bend awaits a new homeowner. Open concept on the main floor with grand front entry great for a deacons bench. Oak Kitchen with vinyl tile floors and s/s appliances. Dining area and great room with vaulted ceilings and feature gas fireplace plus garden door leads to rear deck with electric awning. Primary bedroom features his/hers closets and 3 piece ensuite bath. Main floor laundry area - Den and 2 piece powder room for guests complete the main floor. Lower level has a chair lift that will stay leading to the family room - Office area - Second Den and another bathroom. Plenty of Storage in this home. Double att'd garage also has a chair lift to main floor. This complex has access to main building " The Gardens " where you will find Guest Suites - Restaurant - Social Rooms - Billiards and scheduled activities if you wish to partake or not - G A great place to call Home.

Built in 2007

Essential Information

MLS® # E4455241

Price \$409,500

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	71 8602 Southfort Drive
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4R7

Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", Guest Suite, Parking-Visitor, Social Rooms, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	August 29th, 2025
Days on Market	3
Zoning	Zone 62
Condo Fee	\$464

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 September 1st, 2025 at 12:17pm MDT