# \$164,500 - 413 8802 Southfort, Fort Saskatchewan

MLS® #E4436644

### \$164,500

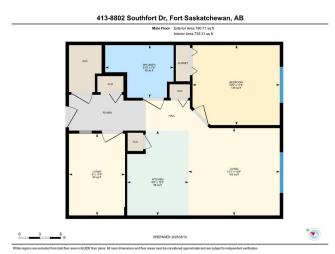
1 Bedroom, 1.00 Bathroom, 735 sqft Condo / Townhouse on 0.00 Acres

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

1
1.00
1
735
0.00
2006
Condo / Townhouse
Lowrise Apartment
Single Level Apartment
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	32
Zoning	Zone 62
Condo Fee	\$877

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Listing information last updated on June 16th, 2025 at 5:32pm MDT