

## **\$69,500 - 403 8802 Southfort, Fort Saskatchewan**

MLS® #E4443023

**\$69,500**

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 where Meals - Housekeeping - Laundry service and 24 call pendant are OPTIONAL SERVICES . Current Condo fee includes - Heat - Cable TV - Water/ Sewer - Parking with power to stall - Snow and Lawn care for facility. Condo fee is \$438.13 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 2005

### **Essential Information**

MLS® #	E4443023
Price	\$69,500
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
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, Television Connection, Vinyl Windows
Parking	Stall

### **Interior**

Appliances	Air Conditioner-Window, 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	June 18th, 2025
Days on Market	56
Zoning	Zone 62
Condo Fee	\$485

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