

# \$164,500 - 233 8802 Southfort Drive, Fort Saskatchewan

MLS® #E4452109

**\$164,500**

2 Bedroom, 1.00 Bathroom, 612 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

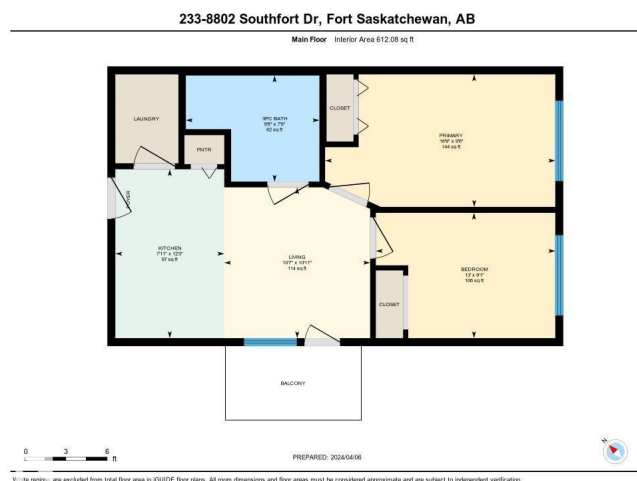
Bright- Sunny & Freshly painted unit facing South with plenty of windows for an abundance of natural light. Garden door off the eat-in Kitchen with new s/s appliances upgraded backsplash & private bistro balcony. Versatile suite featuring TWO Bedrooms or can be used as a ONE Bedroom plus Living Room in large Second Bedroom - you choose. Large storage area in the suite plus spacious 3 piece bath with wide door ideal for wheelchair or walker accessibility. Total condo fee including the Meal plan is broken down as follows: \$670.80 condo fee which includes Heat-Water, Cable Package, Insurance, Exterior Maintenance to Building, Reserve Fund and access to all amenities in building PLUS \$420 per month for One Meal per day - Medical pendant for 24 monitoring and Bi-Monthly Housekeeping and Laundry Service Total \$1,246.80. Many amenities in the Fort Gardens at Southfort Bend such as: Restaurant - Social Programs - Billiards - Shuffleboard - Craft room - Social rooms and 4 Guest Suites available for your company.

Built in 2006

## Essential Information

MLS® # E4452109

Price \$164,500



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	612
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	233 8802 Southfort Drive
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4R7

### **Amenities**

Amenities	Air Conditioner, Deck, Exercise Room, Guest Suite, Intercom, Parking-Plug-Ins, Parking-Visitor, Party Room, Security Door, Social Rooms, Storage-In-Suite, Television Connection, Vinyl Windows
Parking	2 Outdoor Stalls, Stall

### **Interior**

Appliances	Air Conditioner-Window, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
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, View City
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 8th, 2025
Days on Market	1
Zoning	Zone 62
Condo Fee	\$1,247

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Listing information last updated on August 9th, 2025 at 4:47pm MDT