

\$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	45
Zoning	Zone 62
Condo Fee	\$485

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 August 2nd, 2025 at 5:02am MDT