

\$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

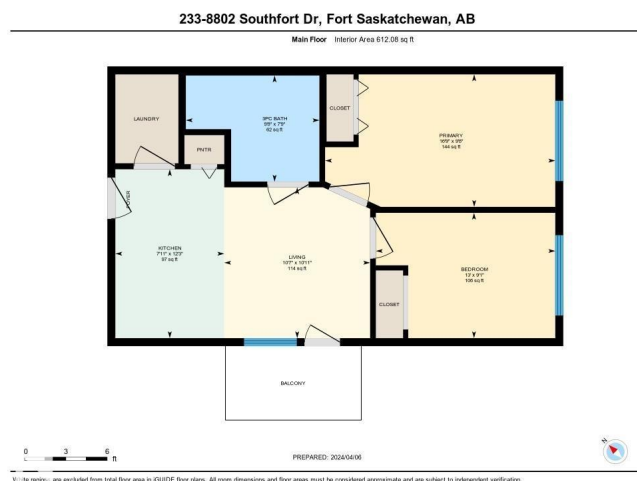
Bright- Sunny & Freshly painted unit facing South with plenty of windows for an abundance of natural light. Garden door off the eat-in Kitchen with new s/s appliances upgraded backsplash & private bistro balcony. Versatile suite featuring TWO Bedrooms or can be used as a ONE Bedroom plus Living Room 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	38
Zoning	Zone 62
Condo Fee	\$1,247

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 15th, 2025 at 1:47pm MDT