

## **\$179,500 - 214 8802 Southfort Drive, Fort Saskatchewan**

MLS® #E4460536

**\$179,500**

1 Bedroom, 1.00 Bathroom, 695 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

A rare find in the Gardens at Southfort Bend. ONE Bedroom Plus Den with garden door to balcony PLUS 1 titled underground parking stall in PHASE 1. This second floor end unit features a private den - storage room in the suite - open kitchen to the living room and all appliances included - Garden door in living room to private deck overlooking the City on the NE side of the complex. One titled underground stall ( Stall #16) Plus unlimited surface parking for your second vehicle and or guests. Total condo fee of \$973.28 includes Heat-Water, Cable TV, Insurance, Exterior Maintenance to Building, Reserve Fund and access to all amenities in building. Many amenities in the Fort Gardens at Southfort Bend such as: Restaurant - Social Programs - Billiards - Shuffleboard - Craft room - Social rooms and Guest Suites available for your company. Complex located on Public transit line and is located close to Shopping center with Safeway - restaurants - Banks - coffee shops and much more.

Built in 2006

### **Essential Information**

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Price \$179,500

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 695                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 214 8802 Southfort Drive |
| Area        | Fort Saskatchewan        |
| Subdivision | South Fort               |
| City        | Fort Saskatchewan        |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8L 4R6                  |

### Amenities

|           |                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Party Room, Security Door, Social Rooms, Television Connection |
| Parking   | Underground                                                                                                                                          |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioner-Window, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| 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                      September 30th, 2025  
Days on Market                35  
Zoning                              Zone 62  
Condo Fee                        \$973

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