

## **\$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 | 57              |
| Zoning         | Zone 62         |
| Condo Fee      | \$485           |

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Listing information last updated on August 14th, 2025 at 1:18pm MDT