\$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

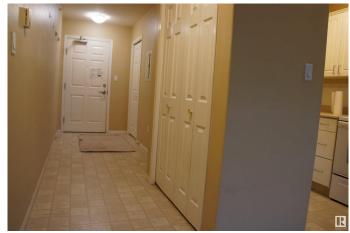
Essential Information

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 40

Zoning Zone 62

Condo Fee \$485

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Listing information last updated on July 28th, 2025 at 3:17pm MDT