

## \$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

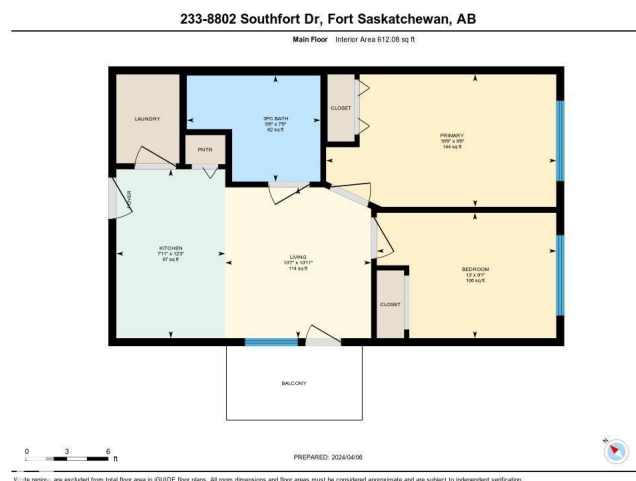
Bright- Sunny & Freshly painted unit facing South with plenty of windows for an abundance of natural light. Garden door off the eat-in Kitchen with new s/s appliances upgraded backsplash & private bistro balcony. Versatile suite featuring TWO Bedrooms or can be used as a ONE Bedroom plus Living Room 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 | 55               |
| 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 October 2nd, 2025 at 4:02pm MDT