

# \$164,900 - 311 8802 Southfort, Fort Saskatchewan

MLS® #E4463902

## \$164,900

1 Bedroom, 1.00 Bathroom, 772 sqft  
Condo / Townhouse on 0.00 Acres

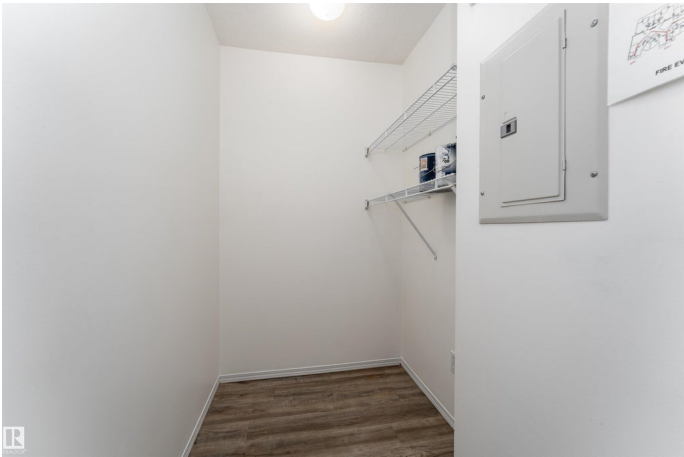
South Fort, Fort Saskatchewan, AB

Located on the third floor of The Gardens (Southfort) condo complex, this air-conditioned one-bedroom plus den unit offers 771 sq/ft of comfortable living space. The southeast-facing layout features a bright den, a cozy kitchen overlooking the living room, a 3-piece bathroom with a convenient sit-down shower, a storage room, and ample closet space throughout. Easy-care luxury vinyl plank flooring adds warmth and style to the home and this home is wheel chair accessible. Residents of The Gardens enjoy access to a variety of on-site amenities, including a dining room, games room, fitness room, hair salon, chapel, guest suite, and same-floor laundry facilities.

Built in 2005

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4463902          |
| Price          | \$164,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 772               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 311 8802 Southfort |
| Area        | Fort Saskatchewan  |
| Subdivision | South Fort         |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 4R6            |

### Amenities

|           |                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Assisted Living, Closet Organizers, Detectors Smoke, Exercise Room, Social Rooms, Vinyl Windows |
| Parking   | Stall                                                                                                            |

### Interior

|              |                                                                                        |
|--------------|----------------------------------------------------------------------------------------|
| Appliances   | Air Conditioner-Window, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                 |
| # of Stories | 4                                                                                      |
| Stories      | 1                                                                                      |
| Has Basement | Yes                                                                                    |
| Basement     | None, No Basement                                                                      |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Public Swimming Pool, Public Transportation |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 62            |
| Condo Fee      | \$1,034            |

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Listing information last updated on November 8th, 2025 at 3:32am MST