

## \$82,000 - 319 8802 Southfort Drive, Fort Saskatchewan

MLS® #E4436669

**\$82,000**

1 Bedroom, 1.00 Bathroom, 472 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This 3rd floor suite consists of one bedroom, a living room area, a spacious 3pc bathroom with walk-in shower and a kitchenette with a fridge & stove. The suite also has access to a private balcony. Easy access to the billiards/games room, fitness room and laundry which are all located on the 3rd floor. The buildings grand entrance is instantly inviting and includes a restaurant, social rooms, 2 guest suites, hair salon & Chapel. Other services included in the condo fees are a medical pendant for emergency 24 hour staff assistance, daily lunch and bi-weekly house cleaning & laundry.

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4436669               |
| Price          | \$82,000               |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 472                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 319 8802 Southfort Drive |
| Area        | Fort Saskatchewan        |
| Subdivision | South Fort               |
| City        | Fort Saskatchewan        |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8L 4R6                  |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Assisted Living, Deck, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Party Room, Security Door, Social Rooms |
| Parking   | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioner-Window, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 4  |
| 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    | May 15th, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 62        |
| Condo Fee      | \$970          |

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Listing information last updated on June 17th, 2025 at 9:02am MDT