

\$409,500 - 71 8602 Southfort Drive, Fort Saskatchewan

MLS® #E4455241

\$409,500

2 Bedroom, 2.50 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

An amazing find here in Fort Saskatchewan - Ready for immediate possession ! This Fully Developed Bungalow Villa located in Southfort Bend awaits a new homeowner. Open concept on the main floor with grand front entry great for a deacons bench. Oak Kitchen with vinyl tile floors and s/s appliances. Dining area and great room with vaulted ceilings and feature gas fireplace plus garden door leads to rear deck with electric awning. Primary bedroom features his/hers closets and 3 piece ensuite bath. Main floor laundry area - Den and 2 piece powder room for guests complete the main floor. Lower level has a chair lift that will stay leading to the family room - Office area - Second Den and another bathroom. Plenty of Storage in this home. Double att'd garage also has a chair lift to main floor. This complex has access to main building " The Gardens " where you will find Guest Suites - Restaurant - Social Rooms - Billiards and scheduled activities if you wish to partake or not - G A great place to call Home.

Built in 2007

Essential Information

MLS® # E4455241

Price \$409,500

Bedrooms 2



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,109 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 71 8602 Southfort Drive |
| Area | Fort Saskatchewan |
| Subdivision | South Fort |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 4R7 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6", Guest Suite, Parking-Visitor, Social Rooms, Vaulted Ceiling, Vinyl Windows |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Window Coverings, See Remarks, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 29th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 62 |
| Condo Fee | \$464 |

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Listing information last updated on August 31st, 2025 at 1:02am MDT