

# \$179,500 - 214 8802 Southfort Drive, Fort Saskatchewan

MLS® #E4460536

**\$179,500**

1 Bedroom, 1.00 Bathroom, 695 sqft  
Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

A rare find in the Gardens at Southfort Bend. ONE Bedroom Plus Den with garden door to balcony PLUS 1 titled underground parking stall in PHASE 1. This second floor end unit features a private den - storage room in the suite - open kitchen to the living room and all appliances included - Garden door in living room to private deck overlooking the City on the NE side of the complex. One titled underground stall ( Stall #16) Plus unlimited surface parking for your second vehicle and or guests. Total condo fee of \$973.28 includes Heat-Water, Cable TV, Insurance, Exterior Maintenance to Building, Reserve Fund and access to all amenities in building. Many amenities in the Fort Gardens at Southfort Bend such as: Restaurant - Social Programs - Billiards - Shuffleboard - Craft room - Social rooms and Guest Suites available for your company. Complex located on Public transit line and is located close to Shopping center with Safeway - restaurants - Banks - coffee shops and much more.

Built in 2006

## Essential Information

MLS® #	E4460536
Price	\$179,500
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	695
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	214 8802 Southfort Drive
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4R6

### **Amenities**

Amenities	Air Conditioner, Deck, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Party Room, Security Door, Social Rooms, Television Connection
Parking	Underground

### **Interior**

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
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            September 30th, 2025

Days on Market      38

Zoning                Zone 62

Condo Fee            \$973

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