

# \$179,900 - 413 8802 Southfort Drive, Fort Saskatchewan

MLS® #E4424932

**\$179,900**

1 Bedroom, 1.00 Bathroom, 730 sqft  
Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Bright and sunny TOP FLOOR unit at THE GARDENS at Southfort Bend. One of the larger units at 730 sq feet with a well designed floor plan. Newer vinyl plank flooring throughout and new stainless steel appliances in 2024. A 3 piece bathroom is built for wheelchair accessibility with walk in shower. A convenient den space can be used as an office, tv room or second bedroom. There is a good sized storage room and decent closet space. New faucets with shut-off valves. The kitchen has ample counter and storage space. Stay cool in the summer with the air conditioner. Each floor has recreation and visiting space as well as laundry room. The Gardens features a dining area with optional meal plan, recreation, 24 hour staff, and scheduled events. Two elevators in the building. Conveniently located walking distance to parks, shopping and services! Lovely outdoor patio area. This is a comfortable, safe and happy place!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4424932  |
| Price     | \$179,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 730                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 413 8802 Southfort Drive |
| Area        | Fort Saskatchewan        |
| Subdivision | South Fort               |
| City        | Fort Saskatchewan        |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8L 4R6                  |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Guest Suite, No Smoking Home, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite |
| Parking   | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, See Remarks |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 62          |
| Condo Fee      | \$877            |

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Listing information last updated on April 21st, 2025 at 8:32am MDT