

# \$189,500 - 308 8802 Southfort Drive, Fort Saskatchewan

MLS® #E4426380

**\$189,500**

1 Bedroom, 1.00 Bathroom, 737 sqft  
Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this freshly painted one-bedroom + den condo with underground parking! The entryway features a large coat closet and a versatile den, perfect as an office, storage, or guest space. The eat-in kitchen offers ample cabinets, counter space, and appliances, overlooking the bright living room. The bedroom is a generous size, and the 3-piece bath includes a walk-in shower. The Gardens offers a dining area with an optional meal plan, recreation facilities, 24-hour staff, and scheduled events. This barrier-free home includes condo fees covering maintenance, heat, utilities, professional management, recreation, TV service, and more. Enjoy comfortable, hassle-free living!

Built in 2006

## Essential Information

MLS® #	E4426380
Price	\$189,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	737
Acres	0.00
Year Built	2006
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	308 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, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Vinyl Windows
Parking	Underground

### Interior

Appliances	Air Conditioner-Window, Dishwasher-Built-In, 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, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 19th, 2025
Days on Market	22
Zoning	Zone 62
Condo Fee	\$974

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