

# **\$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**

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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	53
Zoning	Zone 62
Condo Fee	\$877

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