

## \$77,500 - 220 8802 Southfort, Fort Saskatchewan

MLS® #E4448390

**\$77,500**

1 Bedroom, 1.00 Bathroom, 474 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

The perfect mix of comfort, convenience, and camaraderie. Whether you're drawn to the beautiful terrace view from your private deck, the ease of value plus fees, or the abundance of community activities, this unit has it all. Over 470 sqft provides ample space for a cozy, low-maintenance lifestyle without sacrificing comfort. A/C unit will keep temps cool in summer heat. The condo's fees simplify your life and give you peace of mind. The fees cover, a meal a day, cable, heat, water – all taken care of. Additional Services from maintenance to support, everything is included, ensuring a worry-free lifestyle. Enjoy a true community experience through an array of activities and shared spaces, including recreational rooms, dining hall and a fitness Room.

Built in 2006

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4448390 |
| Price          | \$77,500 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 474      |
| Acres          | 0.00     |
| Year Built     | 2006     |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 220 8802 Southfort |
| Area        | Fort Saskatchewan  |
| Subdivision | South Fort         |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 4R6            |

### Amenities

|               |                                                                                         |
|---------------|-----------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Assisted Living, Deck, Party Room, Patio, Security Door, Vinyl Windows |
| Parking       | Stall, See Remarks                                                                      |
| Is Waterfront | Yes                                                                                     |

### Interior

|              |                                                  |
|--------------|--------------------------------------------------|
| Appliances   | Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Water                                 |
| # of Stories | 4                                                |
| Stories      | 1                                                |
| Has Basement | Yes                                              |
| Basement     | None, No Basement                                |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood, Vinyl                                           |
| Exterior Features | Landscaped, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Vinyl                                           |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 62         |

Condo Fee                \$1,061

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