# \$65,500 - 318 8802 Southfort Drive, Fort Saskatchewan

MLS® #E4441755

#### \$65,500

1 Bedroom, 1.00 Bathroom, 494 sqft Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to your new home at The Gardens at Southfort Bend. This 1-bedroom haven unfolds amidst thoughtful design and an array of enticing amenities. Immerse yourself in the open living space, with new vinyl plank flooring and expansive windows that bathe the room in natural light. The kitchen has a very practical layout that features light cabinetry and abundant storage, while the functional 3-piece bath boasts a walk-in shower with a built-in seat for added comfort. Take in the views from your balcony. Laundry facilities are conveniently located down the hall, and guest suites offer a haven for your loved ones. In The Gardens community, forge a strong sense of belonging and kindle new friendships through fitness room activities, games room gatherings, and engaging social events. Embrace a worry-free lifestyle, where the condo fee covers heat, water/sewer, amenities, a reserve fund, and exterior maintenance. Your sanctuary awaits at The Gardens.

Built in 2006

## **Essential Information**

MLS® # E4441755 Price \$65,500

Bedrooms 1







Bathrooms 1.00

Full Baths 1

Square Footage 494

Acres 0.00 Year Built 2006

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Multi Level Apartment

Status Active

# **Community Information**

Address 318 8802 Southfort Drive

Area Fort Saskatchewan

Subdivision South Fort

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 4R6

#### **Amenities**

Amenities Assisted Living, No Animal Home, No Smoking Home, Parking-Visitor,

Party Room, Security Door, Social Rooms, Vinyl Windows

Parking Stall

#### Interior

Appliances Air Conditioner-Window, Refrigerator, Stove-Countertop Electric

Heating Baseboard, Natural Gas

# of Stories 4

Stories 4

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Golf Nearby, Picnic Area, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 11th, 2025

Days on Market 128

Zoning Zone 62

Condo Fee \$679

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