

## \$205,000 - 403 8702 Southfort Drive, Fort Saskatchewan

MLS® #E4455070

**\$205,000**

2 Bedroom, 1.00 Bathroom, 757 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to Your New Home! Top-Floor 2-Bedroom | Quiet Building | Heated Underground Parking This bright and spacious top-floor 2-bedroom rear facing condo offers an ideal combination of comfort, privacy, and style. Located in a quiet, well-managed building, this home boasts abundant natural light, an open-concept layout, and large windows throughout. Enjoy the added benefit of no upstairs neighbors, plus air conditioning to keep you cool during the summer months. The heated underground parking stall ensures warmth and convenience year-round. This condo also includes a second, assigned, exterior parking stall. Additional features include: In-suite laundry for everyday ease. Modern, open-concept design ideal for relaxing or entertaining. Whether you're a first-time buyer or downsizing this condo delivers on comfort, convenience, and value!

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455070  |
| Price      | \$205,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 757                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 403 8702 Southfort Drive |
| Area        | Fort Saskatchewan        |
| Subdivision | South Fort               |
| City        | Fort Saskatchewan        |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8L 4R6                  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Patio |
| Parking   | Underground            |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Furniture Included, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                     |
| # of Stories | 4                                                                                                             |
| Stories      | 1                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | None, No Basement                                                                                             |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Concrete, Vinyl                                |
| Exterior Features | Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                               |
| Construction      | Concrete, Vinyl                                |
| Foundation        | Concrete Perimeter                             |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 28th, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 6       |
| Zoning         | Zone 62 |
| Condo Fee      | \$560   |

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Listing information last updated on September 3rd, 2025 at 2:02pm MDT