

\$74,500 - 318 8802 Southfort, Fort Saskatchewan

MLS® #E4441755

\$74,500

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 \$74,500

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 |
| 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 | 1 |
| 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 | 5 |
| Zoning | Zone 62 |
| Condo Fee | \$679 |

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Listing information last updated on June 16th, 2025 at 9:02pm MDT