

## \$205,000 - 406 8702 Southfort Drive, Fort Saskatchewan

MLS® #E4440551

**\$205,000**

2 Bedroom, 1.00 Bathroom, 760 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to Your New Home! Top-Floor 2-Bedroom End Unit | Quiet Building | Heated Underground Parking This bright and spacious top-floor 2-bedroom end unit 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. Additional features include: In-suite laundry for everyday ease End-unit location for added privacy and reduced noise Modern, open-concept design ideal for relaxing or entertaining Whether you're a first-time buyer, downsizing, or investing, this condo delivers on comfort, convenience, and value.

Built in 2008

### Essential Information

MLS® #	E4440551
Price	\$205,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	760



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

### **Community Information**

Address	406 8702 Southfort Drive
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4R6

### **Amenities**

Amenities	Air Conditioner
Parking	Underground

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	3
Zoning	Zone 62

Condo Fee                \$585

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