

## \$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
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Days on Market	2
Zoning	Zone 62
Condo Fee	\$560

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Listing information last updated on August 30th, 2025 at 3:17pm MDT