

# **\$197,970 - 302 8702 Southfort Drive, Fort Saskatchewan**

MLS® #E4435294

**\$197,970**

2 Bedroom, 1.00 Bathroom, 744 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Nestled on Southfort Drive, this great 2 bedroom condo is close to all amenities and to Veterans way for easy commuting. A Beautiful move in ready condo for under 200K, it feels open and bright with the tall ceilings and ample natural light. Open concept kitchen and livingroom has a wonderful pond facing balcony view, perfect for those morning sunrises. There are 2 Large bedrooms with decent sized closets and organizers, anchored by a fresh 4 piece bathroom with overjohn included. There is also a good sized storage room with your own washer and dryer for convenience. Heated underground parking is titled, and this is a very quiet, clean, well managed building to live in. Bonus is included in the condo fees is use of the amenities of the Southfort Bend Retirement community, right next door, and includes :Billiards/Pool Table, theatre, the chapel, fitness area, Gardens, Hairdresser, spa and more. Don't miss out on this great opportunity at the Manor! Air conditioning is standard in these units. lots of visitor parking

Built in 2008

## **Essential Information**

MLS® # E4435294

Price \$197,970



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	744
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	302 8702 Southfort Drive
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4R6

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Parking-Extra, Patio, Secured Parking
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Private Setting, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Fort Sask Elementary
Middle	Southpoint School k-9
High	Fort Sask High

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	8
Zoning	Zone 62
Condo Fee	\$560

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Listing information last updated on May 16th, 2025 at 6:47pm MDT