

# **\$149,500 - 133 8802 Southfort Drive, Fort Saskatchewan**

MLS® #E4451614

**\$149,500**

2 Bedroom, 1.00 Bathroom, 618 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Bright and Sunny South facing unit with plenty of windows for an abundance of natural light. Garden door to ground level patio off the eat-in Kitchen. Kitchen includes Fridge and Stove and Microwave. Versatile suite featuring TWO Bedrooms or can be used as a ONE Bedroom plus TV Room or Parlor in Second Bedroom - you choose. Large storage area in the suite plus spacious 3 piece bath with wide door ideal for wheelchair or walker accessibility. Total condo fee including the Meal plan is broken down as follows: \$826.80 condo fee which includes Heat-Water, Cable Package, Insurance, Exterior Maintenance to Building, Reserve Fund and access to all amenities in building PLUS \$420 per month for One Meal per day - Medical pendant for 24 monitoring and Bi-Monthly Housekeeping and Laundry Service Total \$1,246.80. Many amenities in the Fort Gardens at Southfort Bend such as: Restaurant - Social Programs, Billiards, Shuffleboard, Craft room, Social rooms and 4 Guest Suites available for your company. On Public transit

Built in 2006

## **Essential Information**

MLS® # E4451614

Price \$149,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 618                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 133 8802 Southfort Drive |
| Area        | Fort Saskatchewan        |
| Subdivision | South Fort               |
| City        | Fort Saskatchewan        |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8L 4R6                  |

### Amenities

|           |                                                                                                                                                                                                |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Exterior Walls- 2"x6", Guest Suite, Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Security Door, Social Rooms, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking   | Stall                                                                                                                                                                                          |

### Interior

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioner-Window, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                           |
| # of Stories | 4                                                                                                           |
| Stories      | 1                                                                                                           |
| Has Basement | Yes                                                                                                         |
| Basement     | None, No Basement                                                                                           |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Vinyl                                        |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 69               |
| Zoning         | Zone 62          |
| Condo Fee      | \$1,247          |

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Listing information last updated on October 14th, 2025 at 5:02am MDT