

# **\$187,700 - 313 8702 Southfort Drive, Fort Saskatchewan**

MLS® #E4448215

**\$187,700**

1 Bedroom, 1.00 Bathroom, 724 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

LOOKING FOR an INVESTMENT? Or maybe FIRST TIME BUYER! Then this spacious 1 bedroom unit in The Manor at Southfort is the right fit! Features a nice open floorplan with flex area that can be used as den, reading area or whatever extra space you need.

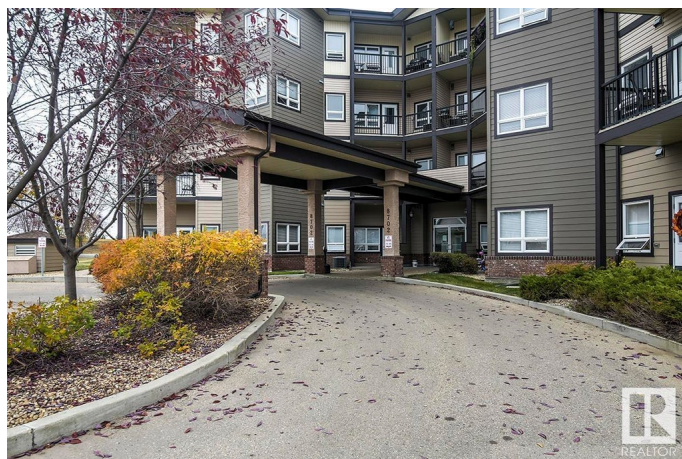
Located within walking distance to playgrounds, Dow Centennial Centre, restaurants, shopping, services and retail, this building has access to the facilities at The Gardens next door. Located on the third floor, this unit comes with all appliances and central air conditioning - a plus in the warmer months. Condo fees include heat and water.

Convenient access to Hwy 15 & Hwy 21. Just move on in - and enjoy your relaxing lifestyle! Other units available for sale in building - a great INVESTMENT opportunity! TITLE UNDERGROUND PARKING STALL INCLUDED!

Built in 2008

## **Essential Information**

MLS® #	E4448215
Price	\$187,700
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	724



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

### Community Information

Address	313 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 10 ft., Exterior Walls- 2"x6"
Parking Spaces	1
Parking	Parkade, 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	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 14th, 2025
-------------	-----------------

Days on Market	19
Zoning	Zone 62
Condo Fee	\$550

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 1st, 2025 at 10:32pm MDT