

## \$77,500 - 220 8802 Southfort, Fort Saskatchewan

MLS® #E4448390

**\$77,500**

1 Bedroom, 1.00 Bathroom, 474 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

The perfect mix of comfort, convenience, and camaraderie. Whether you're drawn to the beautiful terrace view from your private deck, the ease of value plus fees, or the abundance of community activities, this unit has it all. Over 470 sqft provides ample space for a cozy, low-maintenance lifestyle without sacrificing comfort. A/C unit will keep temps cool in summer heat. The condo's fees simplify your life and give you peace of mind. The fees cover, a meal a day, cable, heat, water – all taken care of. Additional Services from maintenance to support, everything is included, ensuring a worry-free lifestyle. Enjoy a true community experience through an array of activities and shared spaces, including recreational rooms, dining hall and a fitness Room.

Built in 2006

### Essential Information

MLS® #	E4448390
Price	\$77,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	474
Acres	0.00
Year Built	2006



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	220 8802 Southfort
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4R6

### Amenities

Amenities	Air Conditioner, Assisted Living, Deck, Party Room, Patio, Security Door, Vinyl Windows
Parking	Stall, See Remarks
Is Waterfront	Yes

### Interior

Appliances	Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 17th, 2025
Days on Market	3
Zoning	Zone 62

Condo Fee                \$1,061

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