

## **\$88,000 - 120 8802 Southfort Drive, Fort Saskatchewan**

MLS® #E4431101

**\$88,000**

1 Bedroom, 1.00 Bathroom, 477 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Convenient main floor location with awesome views of the pond and greenspace. There is a kitchenette with 1 bedroom, 1 bathroom, living, dinning space and and out door space. There is NEW flooring through out. Pets are allowed with board approval. This unit offers the care package including 1 meal daily, bi-weekly laundry and bi-cleaning service. There is plenty to do in the complex, with a gathering room, guest suite, large cafeteria, hair salon, theatre, chapel, and much more. This unit is perfect for an investor or senior living. Perfect for investor, out of town worker or senior.

Built in 2006

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4431101               |
| Price          | \$88,000               |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 477                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 120 8802 Southfort Drive |
| Area        | Fort Saskatchewan        |
| Subdivision | South Fort               |
| City        | Fort Saskatchewan        |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8L 4R6                  |

## Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Assisted Living, Party Room, Patio, Recreation Room/Centre, Social Rooms, Storage-In-Suite, See Remarks |
| Parking   | Stall  |

## Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioner-Window, Fan-Ceiling, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Backs Onto Park/Trees, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 62          |
| Condo Fee      | \$970            |

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Listing information last updated on April 20th, 2025 at 11:47pm MDT