

\$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 | 1 |
| Zoning | Zone 62 |
| Condo Fee | \$560 |

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 May 9th, 2025 at 5:02pm MDT