

\$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	67
Zoning	Zone 62
Condo Fee	\$1,247

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Listing information last updated on October 12th, 2025 at 3:32pm MDT