

## \$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.

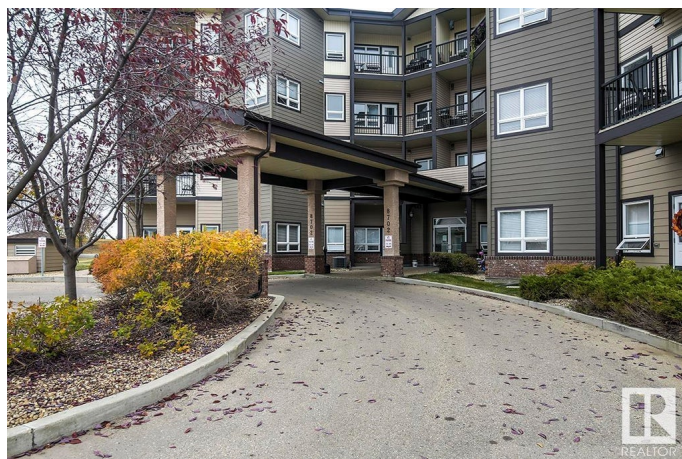
Located within walking distance to playgrounds, Dow Centennial Centre, restaurants, shopping, services and retail, this building has access to the facilities at The Gardens next door. Located on the third floor, this unit comes with all appliances and central air conditioning - a plus in the warmer months. 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 | 29      |
| Zoning         | Zone 62 |
| Condo Fee      | \$550   |

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Listing information last updated on August 12th, 2025 at 9:17am MDT