

# **\$339,500 - 52 8602 Southfort Boulevard, Fort Saskatchewan**

MLS® #E4447488

**\$339,500**

3 Bedroom, 3.50 Bathroom, 1,503 sqft  
Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Don't miss this amazing opportunity to own a like-new half duplex Condo in Mission Greens. No Grass to cut or Snow to shovel and no worries on exterior maintenance just move in and enjoy. From the moment you walk in, you'll love the ceramic tile entry and bright, open layout. The main floor features a spacious kitchen with a center island, walk-through pantry, and large windows for tons of natural light. Upstairs, you'll find two generous bedrooms—each with its own 4-piece ensuite—and one with a walk-in closet. Convenient upper floor laundry means no more hauling clothes up and down stairs. The professionally finished basement adds even more living space with a third bedroom, a fourth bathroom, and a large rec room for family fun. Enjoy summer BBQs on the brand new deck with natural gas hookup. A double attached garage completes the home. Whether you're a first-time buyer or investor, this property is close to the DOW Centre, parks, schools, shopping, public transit, and more.



Built in 2012

## **Essential Information**

MLS® # E4447488

Price	\$339,500
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,503
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	52 8602 Southfort Boulevard
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0J8

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Parking-Visitor, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	2
Zoning	Zone 62
Condo Fee	\$441

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 July 13th, 2025 at 5:32pm MDT