

# \$125,000 - 426 8802 Southfort Drive, Fort Saskatchewan

MLS® #E4448318

**\$125,000**

1 Bedroom, 1.00 Bathroom, 593 sqft  
Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to Unit 426 in The Gardens at Southfort! This beautifully maintained 1-bedroom, 1-bath condo offers 594 sq ft of comfortable living with a stunning lake view off the private balcony. Immaculate inside, it features an open layout, air conditioning, and large windows that fill the space with natural light. The building boasts impressive amenities including a guest suite, games room, recreation areas, banquet hall, and on-site hair salon. This adult living community includes a mandatory service package with daily lunch, bi-weekly housekeeping, and bi-weekly laundry, ensuring a worry-free lifestyle. Ideal for downsizing or simplifying without sacrificing comfort, this home blends independence with supportive services. Located in a quiet, well-managed complex with a true community feel.

Built in 2006

## Essential Information

MLS® #	E4448318
Price	\$125,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	593
Acres	0.00



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	426 8802 Southfort Drive
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4R6

### **Amenities**

Amenities	Air Conditioner, Club House, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Recreation Room/Centre, Security Door, Social Rooms, Vinyl Windows
Parking	Stall

### **Interior**

Appliances	Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	2
Zoning	Zone 62
Condo Fee	\$1,119

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