

# \$189,700 - 313 8702 Southfort Drive, Fort Saskatchewan

MLS® #E4416124

**\$189,700**

1 Bedroom, 1.00 Bathroom, 724 sqft  
Condo / Townhouse on 0.00 Acres

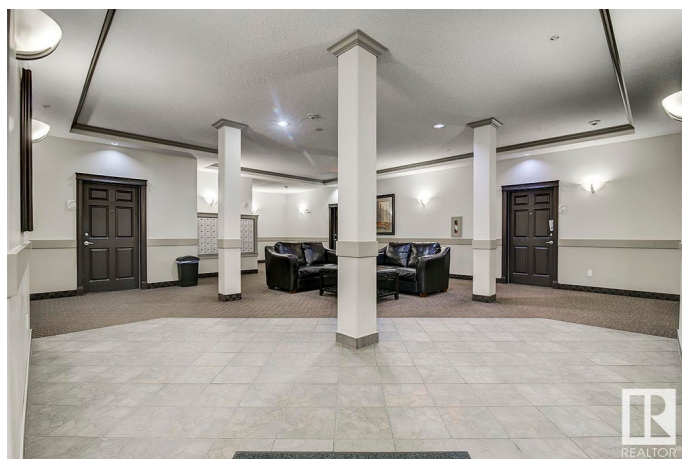
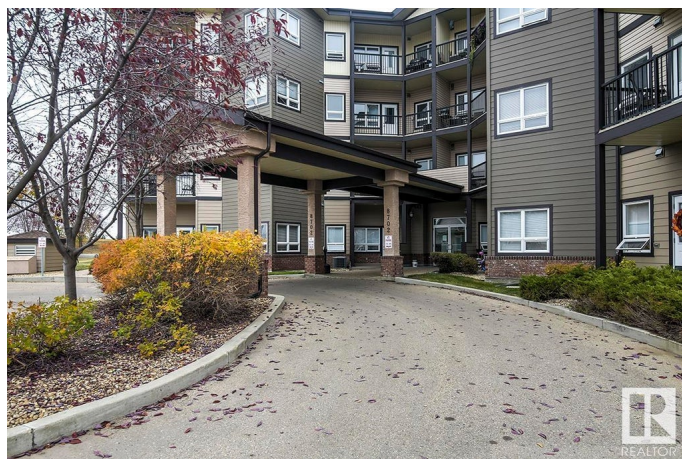
South Fort, Fort Saskatchewan, AB

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® #	E4416124
Price	\$189,700
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	December 12th, 2024
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Days on Market	113
Zoning	Zone 62
Condo Fee	\$550

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Listing information last updated on April 4th, 2025 at 7:32pm MDT