

# \$109,900 - 426 8802 Southfort Drive, Fort Saskatchewan

MLS® #E4448318

**\$109,900**

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          | \$109,900 |
| 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 | 62              |
| Zoning         | Zone 62         |
| Condo Fee      | \$1,119         |

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Listing information last updated on September 17th, 2025 at 8:47am MDT