

# \$199,700 - 311 8702 Southfort Drive, Fort Saskatchewan

MLS® #E4416125

**\$199,700**

2 Bedroom, 1.00 Bathroom, 828 sqft  
Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

DO NOT miss your opportunity to own a condo in The Manor at Southfort! - FANTASTIC location within walking distance to playgrounds, walking trails, restaurants, retail and all types of services! This TWO bedroom condo offers 6 appliances & air conditioning! Spacious foyer and good sized laundry/storage are a PLUS! Enjoy the fresh air and sunsets on a convenient balcony too! Loads of closet space throughout this condo. Easy access to hwy 15 and 21 too! Owners have the benefit of using the amenities located at Southfort Bend - the Gardens!! This is a very well maintained building - great for investors and first time buyers!

Built in 2008

## Essential Information

MLS® #	E4416125
Price	\$199,700
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment  
Status Active

### Community Information

Address 311 8702 Southfort Drive  
Area Fort Saskatchewan  
Subdivision South Fort  
City Fort Saskatchewan  
County ALBERTA  
Province AB  
Postal Code T8L 4R6

### Amenities

Amenities Air Conditioner, Deck, Parking-Visitor, Secured Parking, Security Door  
Parking Stall, Underground

### Interior

Appliances Dryer, Garage Control, Microwave Hood Fan, Refrigerator,  
Stove-Electric, Washer, Window Coverings, Dishwasher-Two  
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, Park/Reserve, Playground Nearby, Public Transportation,  
Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed December 12th, 2024  
Days on Market 91  
Zoning Zone 62  
Condo Fee \$561

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