

# \$187,500 - 106 8702 Southfort Drive, Fort Saskatchewan

MLS® #E4437556

**\$187,500**

2 Bedroom, 1.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this bright and inviting 2-bedroom, 1-bathroom ground floor condo offering 769 sq ft of comfortable living with central A/C. This desirable corner unit provides added privacy, extra windows for natural light, and the convenience of ground-level accessâ€”perfect for stepping out through your private patio door. Currently used as a fully furnished month-to-month rental, it's a fantastic turnkey investment opportunity generating immediate cash flow. Whether you're an investor, first-time buyer, or looking to downsize, this unit offers great value and versatility. Includes one assigned parking stall and is ideally located near shopping, transit, schools, parks, and scenic trailsâ€”everything you need just steps away. Donâ€™t miss this opportunity to own in a prime location with flexible living or rental potential!

Built in 2008

## Essential Information

MLS® #	E4437556
Price	\$187,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	770
Acres	0.00



Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 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
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 20th, 2025
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Days on Market	2
Zoning	Zone 62
Condo Fee	\$550

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Listing information last updated on May 22nd, 2025 at 3:02pm MDT