

# \$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 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 11      |
| Zoning         | Zone 62 |
| Condo Fee      | \$550   |

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Listing information last updated on May 31st, 2025 at 7:32pm MDT