

# \$99,900 - 222 8802 Southfort Drive, Fort Saskatchewan

MLS® #E4412648

**\$99,900**

1 Bedroom, 1.00 Bathroom, 511 sqft  
Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Complete 1 bedroom unit facing North West towards the fountain pond & park area, a very pleasant location. Nice size balcony for summer time relaxation. This complex is unique and designed for the mature individual. Amenities include: central dining room, billiard room, party/social room, guest suites, patio area, theatre room, exercise room. You are just a few blocks from the popular Dow Centre, the big box store for shopping, the new hospital and the golf course. The condo fee also includes 1 meal a day, laundry of linens every 2 weeks, and light housekeeping and cleaning every 2 weeks. The condo fee also includes a safety pendant in case a resident has a fall, or emergency. This is an excellent complex for an older person who wants independence but needs some assistance with main meals, or housekeeping/laundry or it would be good for a working person with long hours who could use a meal made for him/her and some cleaning help. Parking is unassigned.

Built in 2006

## Essential Information

MLS® #	E4412648
Price	\$99,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	511
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	222 8802 Southfort Drive
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4R6

### **Amenities**

Amenities	Deck, Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Security Door, Social Rooms, See Remarks
Parking Spaces	1
Parking	See Remarks

### **Interior**

Appliances	Air Conditioning-Central, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	November 4th, 2024
Days on Market	130
Zoning	Zone 62
Condo Fee	\$970

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