

## \$415,000 - 79 8602 Southfort Drive, Fort Saskatchewan

MLS® #E4459185

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,074 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome Home! This beautifully decorated bungalow-style condo duplex is filled with natural light and offers the lifestyle youâ€™ve been waiting for. Enjoy the convenience of landscaping and snow removal included, along with a double attached garage. The main floor features a spacious primary suite and a den or second bedroom, while the fully finished basement adds another bedroom, full bathroom, and generous living space. With two spacious living rooms and a kitchen offering ample storage and easy functionality, this home is as practical as it is inviting. New AC and Hot water tank and Gemstone lights installed!

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4459185          |
| Price          | \$415,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,074             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 79 8602 Southfort Drive |
| Area        | Fort Saskatchewan       |
| Subdivision | South Fort              |
| City        | Fort Saskatchewan       |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8L 4R7                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-2, Natural Gas                                               |
| Stories           | 2                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Finished                                                          |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Vinyl                 |
| Exterior Features | Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Vinyl                 |
| Foundation        | Concrete Perimeter          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 62              |
| Condo Fee      | \$458                |

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