

\$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	17
Zoning	Zone 62
Condo Fee	\$550

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 8:17am MDT