

# **\$199,900 - 203 8702 Southfort Drive, Fort Saskatchewan**

MLS® #E4456833

**\$199,900**

2 Bedroom, 1.00 Bathroom, 736 sqft

Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to The Manor—a quiet, friendly complex designed for comfort and convenience. Enjoy titled, heated underground parking and a bright, open-concept layout with a spacious kitchen, dining, and living area. Step out onto your private balcony to take in peaceful green space and pond views, perfect for relaxing or morning coffee. This freshly painted, air-conditioned 2-bedroom unit features an updated bathroom with a walk-in shower, thoughtfully upgraded to provide easy access for those with mobility concerns. You’re just 5 minutes from shopping, the hospital, DOW Centre, and beautiful walking trails. This complex offers a sense of community and tranquility, making it easy to settle in and enjoy life at your own pace. Condo fees cover essentials like heat, water, landscaping, snow removal, and more, so you can focus on what matters most—comfort, relaxation, and peace of mind in your new home

Built in 2008

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4456833  |
| Price     | \$199,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 736                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 203 8702 Southfort Drive |
| Area        | Fort Saskatchewan        |
| Subdivision | South Fort               |
| City        | Fort Saskatchewan        |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8L 4R6                  |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Social Rooms |
| Parking Spaces | 1                                                                                                 |
| Parking        | Heated, Underground                                                                               |
| Is Waterfront  | Yes                                                                                               |

### Interior

|              |                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer |
| Heating      | Forced Air-1, See Remarks                                                                                                       |
| # of Stories | 4                                                                                                                               |
| Stories      | 4                                                                                                                               |
| Has Basement | Yes                                                                                                                             |
| Basement     | None, No Basement                                                                                                               |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                                    |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Vinyl    |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | SouthPointe School         |
| Middle     | SouthPointe School         |
| High       | Fort Saskatchewan High Sch |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 49                  |
| Zoning         | Zone 62             |
| Condo Fee      | \$560               |

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Listing information last updated on October 27th, 2025 at 9:47pm MDT