

\$419,900 - 13 8602 Southfort Boulevard, Fort Saskatchewan

MLS® #E4435564

\$419,900

3 Bedroom, 3.50 Bathroom, 1,469 sqft
Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Looking for a home that's full of charm and character? This rare DETACHED condo is move-in ready and packed with thoughtful details. As you step inside, you'll be greeted by stunning wainscoting, elegant wallpaper, and stylish new lighting. The open-concept main level features a cozy GAS fireplace, corner pantry, sleek QUARTZ countertops, subway tile backsplash, and a custom mantel. A new 2-piece bath and upgraded mudroom complete the space. Upstairs, you'll find 2 spacious PRIMARY ROOMS, each with its own ENSUITE, plus a bonus/den area and convenient LAUNDRY. The FULLY FINISHED basement offers a bedroom, family room BAR, and a full bath. Step outside to a HUGE pie-shaped yard—plus, the condo takes care of mowing your grass! Enjoy a private patio perfect for relaxing or entertaining. Additional features include A/C, a DOUBLE ATTACHED garage, and nearly all updates completed. This home truly has it all—move in and make it yours!



Built in 2011

Essential Information

MLS® #	E4435564
Price	\$419,900

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,469
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	2 Storey
Status	Active

Community Information

Address	13 8602 Southfort Boulevard
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0J8

Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	7
Zoning	Zone 62
Condo Fee	\$430

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