

\$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	14
Zoning	Zone 62
Condo Fee	\$560

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 September 23rd, 2025 at 9:17pm MDT