

Courtesy Of Crystal J Stather Of Real Broker

\$429,900 - 86 8602 Southfort Boulevard, Fort Saskatchewan

MLS® #E4465597

\$429,900

3 Bedroom, 2.50 Bathroom, 1,698 sqft
Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Beautifully Maintained 3-Bedroom Home with Modern Upgrades & Low-Maintenance Yard. Built in 2015 and lovingly maintained by its original owner, this inviting 3 bedroom, 2.5 bath home is perfect for those seeking comfort & functionality. The spacious primary bedroom features a private ensuite with a luxurious Jacuzzi tub and a walk-in closet. The main floor flows naturally into the open kitchen and living area, now updated with smart LG appliances, including a built-in air fryer oven. Enjoy cool summers with central air conditioning and the convenience of central vac. The home also includes a double car garage, large enough to fit a full-size truck. Step outside to your maintenance free backyard oasis featuring green turf with a rock perimeter, and a beautifully extended deck. The front yard is also designed for low maintenance with matching rock features. This home offers the perfect blend of modern living and low-maintenance ease – ideal for busy families or those ready to simply move in and enjoy.

Built in 2014

Essential Information

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Price	\$429,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,698
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	86 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, Detectors Smoke, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 13th, 2025
Days on Market	1
Zoning	Zone 62
Condo Fee	\$65

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