# \$339,500 - 52 8602 Southfort Boulevard, Fort Saskatchewan

MLS® #E4447488

## \$339,500

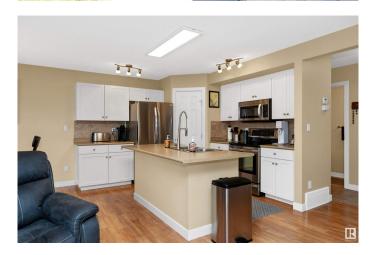
3 Bedroom, 3.50 Bathroom, 1,503 sqft Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Don't miss this amazing opportunity to own a like-new half duplex Condo in Mission Greens. No Grass to cut or Snow to shovel and no worries on exterior maintenance just move in and enjoy. From the moment you walk in, you'II love the ceramic tile entry and bright, open layout. The main floor features a spacious kitchen with a center island, walk-through pantry, and large windows for tons of natural light. Upstairs, you'll find two generous bedroomsâ€"each with its own 4-piece ensuiteâ€"and one with a walk-in closet. Convenient upper floor laundry means no more hauling clothes up and down stairs. The professionally finished basement adds even more living space with a third bedroom, a fourth bathroom, and a large rec room for family fun. Enjoy summer BBQs on the brand new deck with natural gas hookup. A double attached garage completes the home. Whether you're a first-time buyer or investor, this property is close to the DOW Centre, parks, schools, shopping, public transit, and more.







Built in 2012

#### **Essential Information**

MLS® # E4447488

Price \$339,500

Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,503

Acres 0.00

Year Built 2012

Type Condo / Townhouse

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 52 8602 Southfort Boulevard

Area Fort Saskatchewan

Subdivision South Fort

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0J8

#### **Amenities**

Amenities Deck, Exterior Walls- 2"x6", Parking-Visitor, Vinyl Windows

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See

Remarks, TV Wall Mount

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 11th, 2025

Days on Market 2

Zoning Zone 62

Condo Fee \$441

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