

# **\$434,900 - 70 8602 Southfort Boulevard, Fort Saskatchewan**

---

MLS® #E4436863

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,560 sqft  
Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

UPGRADED 2 storey duplex offers 3 bedrooms, 2.5 baths and an attached double garage with extra long driveway parking and A/C. Nested nicely in the attractive complex of Rosecroft Villas in South Fort with low condo fees. You're greeted to a spacious entrance with Convenient Half bathroom to your left. leading to an open concept kitchen/dining and living room with large patio doors onto a spacious composite deck with 2 Natural gas lines, Perfect for entertaining. The kitchen offers stainless steel appliances, glass tile backsplash, under counter lighting and Quartz Counter tops and Large pantry. The upper level is where you will find a large primary suite with walk in closet and a 4 piece en-suite with upgraded vanity. 2 additional bedrooms, a 4-piece bathroom and upstairs laundry room complete the second floor. The Basement offer a large rec room and is 80 % finished. The garage Boasts garage heater, extra lights, floor drain, hot & cold taps, ceiling fan, jack shaft opener, wired for a stereo.

Built in 2019

## **Essential Information**

MLS® #	E4436863
Price	\$434,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	70 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, Parking-Extra, Parking-Visitor, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	8
Zoning	Zone 62
Condo Fee	\$68

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 May 23rd, 2025 at 10:02pm MDT