



## Fort Saskatchewan Alberta

\$179,500

A rare find in the Gardens at Southfort Bend. ONE Bedroom Plus Den with garden door to balcony PLUS 1 titled underground parking stall in PHASE 1. This second floor end unit features a private den - storage room in the suite - open kitchen to the living room and all appliances included - Garden door in living room to private deck overlooking the City on the NE side of the complex. One titled underground stall ( Stall #16) Plus unlimited surface parking for your second vehicle and or guests. Total condo fee of \$973.28 includes Heat-Water, Cable TV, Insurance, Exterior Maintenance to Building, Reserve Fund and access to all amenities in building. Many amenities in the Fort Gardens at Southfort Bend such as: Restaurant - Social Programs - Billiards - Shuffleboard - Craft room - Social rooms and Guest Suites available for your company. Complex located on Public transit line and is located close to Shopping center with Safeway - restaurants - Banks - coffee shops and much more. (id:6769)

Living room 3.54 m X 3.34 m

Kitchen 3.28 m X 2.65 m

Den 3.14 m X 2.39 m

Primary Bedroom 3.71 m X 3.67 m

Storage 2.35 m X 1.52 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://www.sharpehomes.ca/>



**Royal  
Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce  
Grove, AB,

Phone: 780-920-0550

Fax:

[tyson@royallepage.ca](mailto:tyson@royallepage.ca)

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