

Courtesy Of Brittney Jahns Of Century 21 Masters

# \$425,000 - 121 8602 Southfort Boulevard, Fort Saskatchewan

MLS® #E4424333

## \$425,000

3 Bedroom, 3.50 Bathroom, 1,727 sqft  
Condo / Townhouse on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to Rosecroft Villas, a stunning half-duplex with great curb appeal, thoughtful upgrades, and low condo fees. With 2,410 sq. ft. of finished living space, including the fully finished basement, this move-in-ready home is perfect for families. Located in a desirable neighborhood, it features beautiful finishes and air conditioning for year-round comfort. Step inside to a spacious entryway leading to an open-concept kitchen and living area. The kitchen boasts new appliances, granite countertops, and ample cabinetry, while the living room offers a cozy gas fireplace, large windows, and Hunter Douglas blinds. Upstairs, you'll find three large, freshly painted bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite, plus upstairs laundry for added convenience. The finished basement offers a huge rec room and full bath. A double attached garage with 220V power and a large backyard with a firepit and dog run complete this property. This beautiful home won't last long!

Built in 2014

## Essential Information

MLS® #	E4424333
Price	\$425,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,727
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	121 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, Dog Run-Fenced In, Fire Pit
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Fort Saskatchewan Element
Middle	Rudolph Hennig Junior High
High	Fort Saskatchewan High Sch

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	6
Zoning	Zone 62
Condo Fee	\$65

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Listing information last updated on March 12th, 2025 at 3:02pm MDT