



Welcome to the
Community of:

SOUTHFORT FORT SASKATCHEWAN

Developer: Strata Development Corp

WITH FORT SASKATCHEWAN BECOMING ONE OF THE FASTEST GROWING CITIES IN THE REGION, IT IS NO SURPRISE TO SEE SO MUCH OF THAT GROWTH HAPPENING IN THE SOUTHFORT NEIGHBORHOOD.

Located only 25 minutes from Edmonton and 10 minutes to Sherwood Park, Fort Saskatchewan is a convenient and peaceful place to live, work and play. And with the Anthony Henday nearly completed, residents have unprecedented access to all areas of the capital region. The city boasts very competitive lot prices, sometimes as much as 25-30% cheaper than adjacent alternatives in Sherwood Park and Northeast Edmonton. Your dollar goes further, enabling home buyers to afford a larger lot with a more well appointed home.

Southfort is an incredibly well planned community with a huge range of housing products from duplex lots to executive estate lots (and everything in between). It is the only community in Fort Saskatchewan that is within walking distance to the DOW Centennial Center. This is

Supplied

a great feature as the DOW Centennial Center is the recreational and cultural hub of Fort Saskatchewan. With a state of the art recreation center, the Shell Theatre, and plans for extensive indoor/outdoor facility expansions, it is easy to see why people want their families so close to this amazing amenity.

Within Southfort homebuyers will find Southfort Estates, Southfort Ridge and Southfort Meadows. But, which of the three is your best option? Well, that's up to you!

Southfort Ridge

Offering single family and semi-detached homes, Southfort Ridge provides affordability without compromising amenities. The Ridge features two existing wet pond features, a playground, and a new 3 acre park built this year! With builders like Thomsen Built introducing new modern & traditional home designs, it is easy to see why this is the first choice for first time homebuyers and new families.

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Southfort Meadows

Southfort Meadows offers larger sized family lots ranging in width from 40 ft-50 ft. It only takes a short stroll through the subdivision to see that the architectural controls have created the most stylish community in Fort Saskatchewan. There are many lot styles available, from lots that walkout onto a beautiful water filled pond, to reverse pie lots providing ample room for oversized garages. Take the time to visit the show homes by Landover Homes and Stoneridge Homes in this family friendly community.



www.stratadevelopments.ca

Southfort Estates

With lots ranging from 1/3 to 1/2 acres in size (with full city utilities), Southfort Estates is the perfect place for homebuyers that are looking for maximum space. Whether it is to house a growing family or a collection of 'toys', the lots in The Estates have the room you need. Lots are open to the public, so you can build the home of your dreams with the builder of your choice. But hurry, the final stage is now selling and lots of this size may never be offered again within Fort Saskatchewan.

All of these communities are connected with a vibrant trail network that provides easy access to the DOW Center, as well as neighborhood grocery shops, restaurants, parks, and sports fields. Southfort really does have something for everyone! If you've been looking for that perfect place to call home and still haven't found it, then take a trip to Fort Saskatchewan and visit Southfort.

