# \$579,900 - 9 Blackbird Bend, Fort Saskatchewan

MLS® #E4426086

### \$579,900

3 Bedroom, 2.50 Bathroom, 1,858 sqft Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

\*\*Under Construction\*\*Photos of previous house\*\*: This stunning new home features a spacious master bedroom on the upper floor, complete with an ensuite bathroom that includes both a shower and a tub. The second upstairs bedroom boasts a walk-in closet. while a third bedroom and a full bathroom complete the upper floor. Convenience is key with an upstairs laundry room. On the main floor, a versatile den offers endless possibilities, and the open-to-below design coupled with the impressive 9-foot ceiling height throughout the house enhances the feeling of space and light. The kitchen includes a walk-in pantry and built-in appliances for modern convenience. The property is just 90 to 100 days from possession, offering you the exciting opportunity to select your own vinyl flooring, cabinets, carpets, tiles for all bathrooms, and more. Additionally, the house includes a separate entrance for a potential future basement suite, providing flexibility for additional living space or rental income.



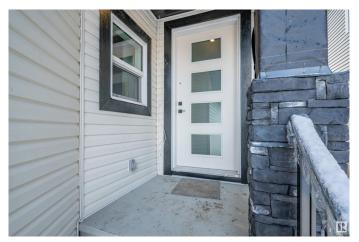
## **Essential Information**

MLS® # E4426086 Price \$579,900

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,858 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 9 Blackbird Bend

Area Fort Saskatchewan

Subdivision South Fort

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 2E0

## **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors

Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 17th, 2025

Days on Market 19

Zoning Zone 62

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Listing information last updated on April 5th, 2025 at 5:02am MDT