

\$440,000 - 57 Durrand Bend, Fort Saskatchewan

MLS® #E4437480

\$440,000

3 Bedroom, 2.50 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Charming family home in Southpointe with lots of potential, offers the perfect blend of comfort, style, and room to grow. Located near parks, trails, and schools, it features 3 bedrooms, 2.5 baths, and a PARTIALLY FINISHED basement w/SEPARATE entrance, framed for 2 bedrms, a bath, and rec space w/fireplace. The main floor impresses with 9 FT ceilings, an elegant dining area featuring a tray ceiling, extended cabinetry, and an L-shaped kitchen w/ island seating, corner pantry, and upgraded MARBLE counters. Upstairs offers convenient laundry, full bath, and 3 generous sized bedrooms, including a spacious primary w/ tray ceiling detail, walk-in closet, and 4-pc ensuite w/ SOAKER tub. Enjoy sunny summer days on your back DECK, nights around the firepit, or planting that dream garden, plus a DOUBLE detached garage with alley access. Excellent curb appeal, smart layout & thoughtful finishes throughout - this one checks every box. Whether you're upsizing or planting roots, this home is ready to grow with you.

Built in 2016

Essential Information

MLS® # E4437480

Price \$440,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,572 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 57 Durrand Bend |
| Area | Fort Saskatchewan |
| Subdivision | South Pointe |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 0N1 |

Amenities

| | |
|----------------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Fire Pit, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped, Paved Lane, Picnic Area, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby, See Remarks

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 48 |
| Zoning | Zone 62 |

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 July 7th, 2025 at 5:17am MDT