

# **\$634,900 - 1 Blackbird Bend, Fort Saskatchewan**

MLS® #E4444301

**\$634,900**

4 Bedroom, 3.00 Bathroom, 2,394 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to Your Dream Home! Prepare to be captivated by this stunning, one-of-a-kind home that truly has it all! As you step inside, you'll be greeted by soaring 18' ceilings and breathtaking views of the surrounding area. The modern finishes and top-notch upgrades provided by the builder are sure to impress even the most discerning buyer. You'll love the spacious feel with 9' ceilings on the main floor, second floor, and basement, complemented by elegant in-stair lighting and crown molding illuminated with LED lighting. The home boasts coffered ceilings in both the great room and master bedroom, adding a touch of luxury. With 4 bedrooms and 1 den, including one bedroom on the main floor, there's plenty of room for your family. The kitchen is a chef's dream, with built-in appliances, a gas cooktop stove, a built-in wall oven, and a built-in microwave oven. Situated on a corner lot, this home offers the perfect blend of convenience and tranquility. Don't miss this extraordinary opportunity!

Built in 2025

## **Essential Information**

MLS® # E4444301

Price \$634,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,394
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1 Blackbird Bend
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0G6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, 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	Corner Lot, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	12
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 7:47pm MDT