

## \$624,900 - 1 Blackbird Bend, Fort Saskatchewan

MLS® #E4444301

**\$624,900**

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 \$624,900

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 | 42              |
| Zoning         | Zone 62         |

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Listing information last updated on August 6th, 2025 at 12:17pm MDT