

## \$459,900 - 78 Blackbird Bend, Fort Saskatchewan

MLS® #E4429340

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this stunning custom built home by Valencia homes and is located in the heart of South Fort. This home offers over 1600 + sq ft of living space. The open concept main floor has a massive living room that is open to the kitchen and nook area. The second level features a total of 3 bedrooms , 2 full baths and a upper floor laundry. The unspoiled basement has a side separate entrance that is perfect for a future income suite. The home is located Close to all amenities. \*\*\* Home is under construction and the photos used are from the same style home recently built and will be complete by June of 2025 , colors may vary \*\*\*

Built in 2025

### Essential Information

MLS® #	E4429340
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,602
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	78 Blackbird Bend
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1X5

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 5th, 2025
Days on Market	14
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 April 18th, 2025 at 11:47pm MDT