# \$549,900 - 9 Blackbird Bend, Fort Saskatchewan

MLS® #E4426086

#### \$549,900

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\*\*Visit Showhome at 207 Starling way\*\*: 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. The property is just 90 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.



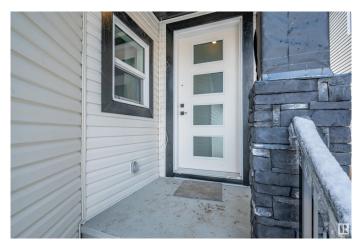
#### **Essential Information**

MLS® # E4426086 Price \$549,900

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 34

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 20th, 2025 at 10:17am MDT