

# **\$609,900 - 152 Durrand Bend, Fort Saskatchewan**

MLS® #E4436256

**\$609,900**

3 Bedroom, 3.50 Bathroom, 1,967 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Wow! Move-in ready 2 story with walkout basement backing the pond. Large entryway creates a welcoming atmosphere as you step in to your new home. Open main floor including loads of windows, hardwood floors, neutral paint colors, all centered around the gas fireplace. Kitchen has granite countertops, stainless steel appliances, tiled backsplash and an island perfect for entertaining. Oversized primary bedroom with walk in 5 piece ensuite and closet. 2 other good sized rooms and upstairs laundry complete the floor. Basement is fully finished with bonus workout area and additional 3 piece bathroom; as well as a large rec area with beverage center and patio access out the back. Relax and have a coffee or glass of wine on any one of your 3 deck/patios overlooking the serene greenspace and pond behind. Too hot outside? Then just relax inside with your central AIR CONDITIONING. Close to walking trails, elementary school, shopping and other amenities. Your dream house is awaiting...

Built in 2013

## **Essential Information**

MLS® # E4436256

Price \$609,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,967
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	152 Durrand Bend
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0M8

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Golf Nearby, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	4
Zoning	Zone 62

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Listing information last updated on May 17th, 2025 at 3:17am MDT