# \$575,900 - 37 Blackbird Bend, Fort Saskatchewan

MLS® #E4458223

### \$575,900

4 Bedroom, 2.50 Bathroom, 2,045 sqft Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

\*Under Construction\*180 Day Possession\*\*Permit Stage\*\*Visit Showhome at 207 Starling Way to checkout finishes. 2045 Sq Ft custom built home! 18' ceiling with open to below concept. 9' Ceilings through the Main floor, even the basement!!! Modern finishings throughout the house are included in the price!! In-Stair lighting, crown molding lit up with LED lighting, coffered ceilings. With a total of 3 bedrooms upstairs and a bedroom/den on the Main Floor! Well equipped kitchen with built in appliances, gas counter top stove, built-in wall oven and microwave is any chef's dream kitchen. Basement is unfinished and can be developed if required. Near green spaces and close to baseball diamonds, dog park, playground and miles of walking trails and the reassurance of an home warranty. THIS HOME IS A PERFECT FOR A GROWING FAMILY. THIS HOME IS A MUST VIEW!

Built in 2025

#### **Essential Information**

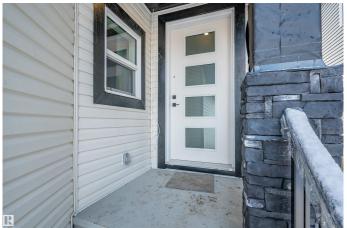
MLS® # E4458223 Price \$575,900

Bedrooms 4

Bathrooms 2.50

Full Baths 2







Half Baths 1

Square Footage 2,045 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 37 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, No

Animal Home, No Smoking Home, Smart/Program. Thermostat, See

Remarks, HRV System, Natural Gas BBQ Hookup

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, Stone, Vinyl

Exterior Features Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 17th, 2025

Days on Market 48

Zoning Zone 62

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