

\$499,900 - 20 Blackbird Bend, Fort Saskatchewan

MLS® #E4463143

\$499,900

3 Bedroom, 2.50 Bathroom, 1,730 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This beautifully designed BRAND NEW half duplex greets you w/ a GRAND open-to-above entrance & a large front foyer that can easily accommodate an open-concept office. Enjoy UPGRADES like WINDOW COVERINGS, 9'ceilings, 8'doors, LVP flooring, maple railing&Ecobee wifi thermostat. Kitchen impresses w/EXTENDED walk-thru pantry, QUARTZ countertops, UPGRADED cabinetry, tile backsplash, & FULL WHIRLPOOL APPLIANCE PACKAGE incl. GAS cooktop & built-in wall oven. The bright open-concept living & dining area, anchored by a cozy electric fireplace & feature wall, creates the perfect space to unwind. Upstairs, find 3 generous bedrms & 2 bathrms w/TILE SURROUND showers incld. primary retreat w/ WIC & 3pc ensuite, plus laundry w/SINK & built-in cabinetry & SPACIOUS bonus rm. SIDE ENTRY to the unfinished basement awaits your personal touch. OVERSIZED DOUBLE attached garage w/drain & extended driveway provides extra parking. Step outside to your yard & private deck w/glass privacy panels. Minutes to all major amenities.



Built in 2025

Essential Information

MLS® # E4463143

Price \$499,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,730
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	20 Blackbird Bend
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0G6

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings
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	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 22nd, 2025
Days on Market	9
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 October 30th, 2025 at 10:02pm MDT