

## \$459,988 - 84 Blackbird Bend, Fort Saskatchewan

MLS® #E4429409

**\$459,988**

3 Bedroom, 2.50 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

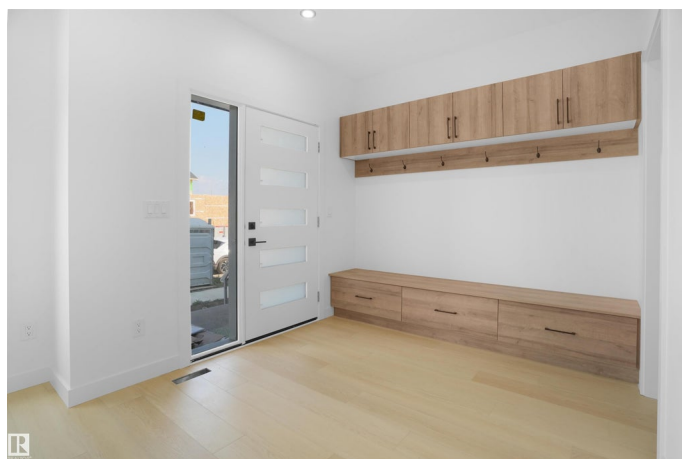
South Fort, Fort Saskatchewan, AB

Welcome to this brand new home built by Valencia Homes, located in the heart of Fort Saskatchewan. Offering over 1,600 sq. ft. of modern living space, this home is thoughtfully designed for comfort and convenience. The main floor features 9-foot ceilings and an open-concept layout that fills the home with natural light. Upstairs you'll find 3 spacious bedrooms, including a primary suite with ensuite, plus the added convenience of a laundry room on the upper level. With 2.5 bathrooms in total, the layout is perfect for families. The home also includes a side separate entrance, ideal for future basement development. Close to schools, parks, shopping, and public transit, this is a fantastic opportunity to own a beautiful, bright, and functional home in a family-friendly community.

Built in 2025

### Essential Information

MLS® #	E4429409
Price	\$459,988
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	84 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 152

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 September 4th, 2025 at 5:17am MDT