

\$724,900 - 31 Hummingbird, Fort Saskatchewan

MLS® #E4457904

\$724,900

3 Bedroom, 4.00 Bathroom, 2,475 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Step into luxury with this brand-new, never-lived-in 2,475 sq ft two-storey in South Fort! Designed for modern family living, this home features 10'™ main floor ceilings, a stunning kitchen with quartz counters, walk-through pantry, and \$5,000 appliance credit, plus an open great room with fireplace, dining area, office, and mudroom. Upstairs you'll find a bonus room, laundry, and 3 bedrooms including a dreamy primary retreat with spa-style ensuite and walk-in closet. The fully finished basement adds a wet bar, rec room, 4th bedroom, and bath. Premium finishes include triple-pane Durabuilt windows, quartz countertops throughout, vinyl plank and tile flooring, maple railing, and 9'™ basement ceilings. Enjoy your pie-shaped lot with deck, front porch, and a triple attached garage with opener. Ideally located near schools, parks, shopping, golf, and Hwy 21. This beautiful new home is ready for its first owners!

Built in 2025

Essential Information

MLS® #	E4457904
Price	\$724,900
Bedrooms	3
Bathrooms	4.00



Full Baths	4
Square Footage	2,475
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	31 Hummingbird
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Y4

Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Deck, Front Porch, Hot Water Natural Gas, Vinyl Windows, Wet Bar, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Fiber Cement, Stone, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 15th, 2025

Days on Market 1

Zoning Zone 62

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