

## \$699,900 - 61 Blackbird Bend, Fort Saskatchewan

MLS® #E4442550

**\$699,900**

7 Bedroom, 4.00 Bathroom, 2,322 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This stunning under-construction home will be ready in just one month. It features 7 bedrooms and 4 full bathrooms, including a main floor bedroom and full bath, a high-end kitchen, open-to-above living area, and dining space. The upper floor offers a spacious master suite, three additional bedrooms, a full bath, and a bonus room. Includes a fully finished 2-bedroom legal basement suite with separate entrance – ideal for mortgage support or rental income. Perfect for large families or smart investors!

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442550               |
| Price          | \$699,900              |
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,322                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information



|             |                   |
|-------------|-------------------|
| Address     | 61 Blackbird Bend |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 2E0           |

### **Amenities**

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, See Remarks, HRV System |
| Parking   | Double Garage Attached                                   |

### **Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Stories           | 3                                                                                                                       |
| Has Suite         | Yes                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Finished                                                                                                          |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Park/Reserve, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Slab                                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 62         |

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Listing information last updated on August 5th, 2025 at 9:32pm MDT