# \$549,900 - 9 Blackbird Bend, Fort Saskatchewan

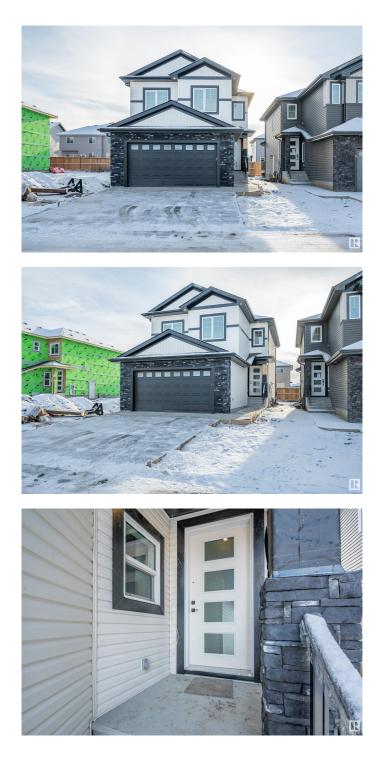
MLS® #E4426086

#### \$549,900

3 Bedroom, 2.50 Bathroom, 1,858 sqft Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

\*\*Under Construction\*\*Photos of previous house\*\*Visit Showhome at 207 Starling way\*\*: This stunning new home features a spacious master bedroom on the upper floor, complete with an ensuite bathroom that includes both a shower and a tub. The second upstairs bedroom boasts a walk-in closet, while a third bedroom and a full bathroom complete the upper floor. Convenience is key with an upstairs laundry room. On the main floor, a versatile den offers endless possibilities, and the open-to-below design coupled with the impressive 9-foot ceiling height throughout the house enhances the feeling of space and light. The kitchen includes a walk-in pantry. The property is just 90 possession, offering you the exciting opportunity to select your own vinyl flooring, cabinets, carpets, tiles for all bathrooms, and more. Additionally, the house includes a separate entrance for a potential future basement suite, providing flexibility for additional living space or rental income.



Built in 2025

#### **Essential Information**

| MLS® #    | E4426086  |
|-----------|-----------|
| Price     | \$549,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

| 2                      |
|------------------------|
| 1                      |
| 1,858                  |
| 0.00                   |
| 2025                   |
| Single Family          |
| Detached Single Family |
| 2 Storey               |
| Active                 |
|                        |

# **Community Information**

| Address     | 9 Blackbird Bend  |
|-------------|-------------------|
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 2E0           |

## Amenities

 Amenities
Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling
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, Vinyl            |    |      |       |            |         |          |          |
|-------------------|------------------------|----|------|-------|------------|---------|----------|----------|
| Exterior Features | Golf Nearby,<br>Nearby | No | Back | Lane, | Playground | Nearby, | Schools, | Shopping |

| Roof         | Asphalt Shingles   |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

## **Additional Information**

Date ListedMarch 17th, 2025Days on Market34ZoningZone 62

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Listing information last updated on April 20th, 2025 at 2:02pm MDT