

## \$624,900 - 5 Black Bird Bend, Fort Saskatchewan

MLS® #E4430996

**\$624,900**

4 Bedroom, 3.00 Bathroom, 2,202 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

\*Visit show home 207 Starling Way\*\*Stunning 2295 sq ft home featuring an open-to-below concept. The main floor offers a spacious den/bedroom with a conveniently located 3-piece washroom. The mudroom is equipped with shelves, while the walk-in pantry opens up to a beautiful kitchen with quartz countertops and built-in appliances. The dining room showcases a coffered ceiling, adding a touch of elegance. Upstairs, you'll find a lovely bonus room, a master bedroom with an ensuite featuring a luxurious two-person jacuzzi and shower, and a conveniently located laundry. Two additional bedrooms share another well-appointed washroom. With 9ft ceilings on all floors and 8ft doors, this home is truly impressive.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430996  |
| Price          | \$624,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,202     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5 Black Bird 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, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Front Drive Access  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer |
| 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, No Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

Date Listed April 15th, 2025

Days on Market 63

Zoning Zone 62

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