# \$459,900 - 57 Durrand Bend, Fort Saskatchewan

MLS® #E4437480

### \$459,900

3 Bedroom, 2.50 Bathroom, 1,572 sqft Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Charming and move-in ready, this family home in Southpointe offers the perfect blend of comfort, style, and room to grow. Located near parks, trails, and schools, it features 3 bedrooms, 2.5 baths, and a PARTIALLY FINISHED basement w/SEPARATE entrance. framed for 2 bedrms, a bath, and rec space w/fireplace. The main floor impresses with 9 FT ceilings, an elegant dining area featuring a tray ceiling, extended cabinetry, and an L-shaped kitchen w/ island seating, corner pantry, and upgraded MARBLE counters. Upstairs offers convenient laundry, full bath, and 3 generous sized bedrooms, including a spacious primary w/ tray ceiling detail, walk-in closet, and 4-pc ensuite w/ SOAKER tub. Enjoy sunny summer days on your back DECK, nights around the firepit, or planting that dream garden, plus a DOUBLE detached garage with alley access. Excellent curb appeal, smart layout & thoughtful finishes throughout - this one checks every box. Whether you're upsizing or planting roots, this home is ready to grow with you.







Built in 2016

# **Essential Information**

MLS® # E4437480 Price \$459,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,572

Acres 0.00

Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 57 Durrand Bend

Area Fort Saskatchewan

Subdivision South Pointe

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0N1

#### **Amenities**

Amenities On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Dog

Run-Fenced In, Fire Pit, See Remarks

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Window Coverings, TV Wall Mount

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Landscaped, Paved Lane, Picnic Area, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 20th, 2025

Days on Market 27

Zoning Zone 62

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