

## \$499,900 - 20 Blackbird Bend, Fort Saskatchewan

MLS® #E4463143

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,730 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This beautifully designed BRAND NEW half duplex greets you w/ a GRAND open-to-above entrance & a large front foyer that can easily accommodate an open-concept office. Enjoy UPGRADES like WINDOW COVERINGS, 9'ceilings, 8'doors, LVP flooring, maple railing&Ecobee wifi thermostat. Kitchen impresses w/EXTENDED walk-thru pantry, QUARTZ countertops, UPGRADED cabinetry, tile backsplash, & FULL WHIRLPOOL APPLIANCE PACKAGE incl. GAS cooktop & built-in wall oven. The bright open-concept living & dining area, anchored by a cozy electric fireplace & feature wall, creates the perfect space to unwind. Upstairs, find 3 generous bedrms & 2 bathrms w/TILE SURROUND showers incld. primary retreat w/ WIC & 3pc ensuite, plus laundry w/SINK & built-in cabinetry & SPACIOUS bonus rm. SIDE ENTRY to the unfinished basement awaits your personal touch. OVERSIZED DOUBLE attached garage w/drain & extended driveway provides extra parking. Step outside to your yard & private deck w/glass privacy panels. Minutes to all major amenities.



Built in 2025

### Essential Information

MLS® # E4463143

Price \$499,900

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,730         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 20 Blackbird Bend |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0G6           |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4                                                                                                      |
| Parking        | Double Garage Attached                                                                                 |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| Fireplace         | Yes                                                                                                                                |
| Fireplaces        | Insert                                                                                                                             |
| Stories           | 2                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                   |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                       |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stone, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 62            |

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Listing information last updated on October 29th, 2025 at 6:02pm MDT