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

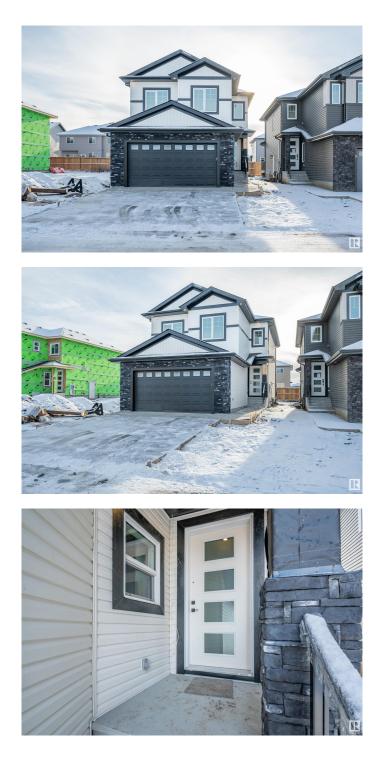
MLS® #E4426086

#### \$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, Nearby	No	Back	Lane,	Playground	Nearby,	Schools,	Shopping

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## **Additional Information**

Date ListedMarch 17th, 2025Days on Market33ZoningZone 62

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Listing information last updated on April 19th, 2025 at 5:17pm MDT