

## \$619,900 - 57 Blackbird Bend, Fort Saskatchewan

MLS® #E4460128

**\$619,900**

5 Bedroom, 3.00 Bathroom, 2,438 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Quick possession available! This modern 5-bedroom two-storey home features an open-to-below 18' ceiling in the foyer and great room, with 9' ceilings on the main and basement levels and 8' ceilings upstairs. One bedroom is located on the main floor, with four additional bedrooms on the upper level—ideal for families or flexible living. Interior upgrades include coffered ceilings in the great room and primary bedroom, LED-lit crown molding, and in-stair lighting. The kitchen offers built-in appliances, gas cooktop, wall oven, and microwave. Flooring includes vinyl plank in common areas and carpet in bedrooms. Situated on a standard lot, the home includes Samsung or Whirlpool appliances and contemporary finishes throughout.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460128  |
| Price          | \$619,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,438     |
| Acres          | 0.00      |
| Year Built     | 2025      |



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

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 57 Blackbird Bend |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0G6           |

### 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                                                                                                                                                                                    |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| 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, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                  |

### Additional Information

Date Listed September 30th, 2025

Days on Market 15

Zoning Zone 62

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Listing information last updated on October 15th, 2025 at 8:02am MDT