

## \$574,900 - 49 Blackbird Bend, Fort Saskatchewan

MLS® #E4448968

**\$574,900**

4 Bedroom, 2.50 Bathroom, 2,045 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

**\*Under Construction\*120 Day Possession\***

Visit Showhome at 207 Starling Way to checkout finishes. 2045 Sq Ft custom built home! 18"™ ceiling with open to below concept. 9"™ Ceilings through the Main floor, even the basement!!! Modern finishings throughout the house are included in the price!! In-Stair lighting, crown molding lit up with LED lighting, coffered ceilings. With a total of 3 bedrooms upstairs and a bedroom/den on the Main Floor! Well equipped kitchen with built in appliances, gas counter top stove, built-in wall oven and microwave is any chef's dream kitchen. Basement is unfinished and can be developed if required. Near green spaces and close to baseball diamonds, dog park, playground and miles of walking trails and the reassurance of a home warranty. THIS HOME IS A PERFECT FOR A GROWING FAMILY. THIS HOME IS A MUST VIEW!

Built in 2025

### Essential Information

MLS® #	E4448968
Price	\$574,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,045
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	49 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, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks, HRV System, Natural Gas BBQ Hookup
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, Stone, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	6
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 26th, 2025 at 9:31pm MDT