

\$459,980 - 82 Blackbird Bend, Fort Saskatchewan

MLS® #E4456558

\$459,980

3 Bedroom, 2.50 Bathroom, 1,608 sqft
Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this brand new home in the heart of Fort Saskatchewan, built with quality and care by Valencia Homes. Featuring 3 spacious bedrooms upstairs, a convenient laundry room, and 2.5 bathrooms, this home is designed with both comfort and functionality in mind. The main floor boasts soaring 9-foot ceilings, creating a bright and open living space filled with natural light. A separate side entrance adds versatility and future potential. Perfectly located close to schools, parks, and public transit, this home offers the ideal blend of modern style and everyday convenience. Donâ€™t miss your chance to own a beautifully crafted Valencia home in a prime location!

Built in 2025

Essential Information

MLS® #	E4456558
Price	\$459,980
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,608
Acres	0.00
Year Built	2025



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

Community Information

Address	82 Blackbird Bend
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1X5

Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 6th, 2025
Days on Market	10

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 September 16th, 2025 at 5:32pm MDT