

# \$579,900 - 9 Blackbird Bend, Fort Saskatchewan

MLS® #E4426086

**\$579,900**

3 Bedroom, 2.50 Bathroom, 1,858 sqft  
Single Family on 0.00 Acres

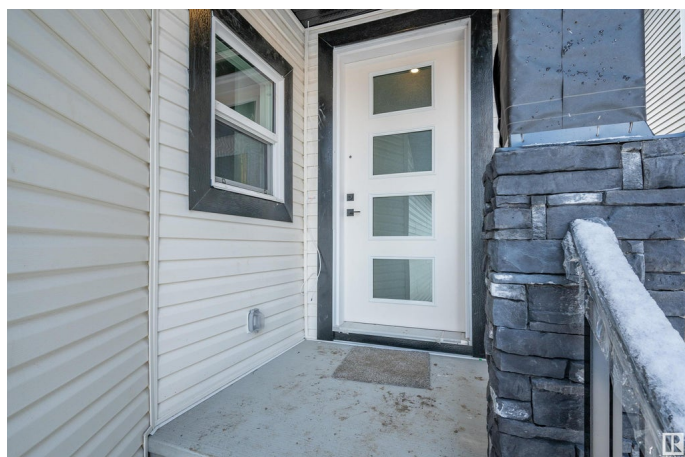
South Fort, Fort Saskatchewan, AB

**\*\*Under Construction\*\***Photos of previous house\*\*: 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 and built-in appliances for modern convenience. The property is just 90 to 100 days from 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	\$579,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,858
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	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, No Back Lane, Playground Nearby, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 17th, 2025

Days on Market      19

Zoning                 Zone 62

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Listing information last updated on April 5th, 2025 at 9:17am MDT