

## \$575,900 - 37 Blackbird Bend, Fort Saskatchewan

MLS® #E4458223

**\$575,900**

4 Bedroom, 2.50 Bathroom, 2,045 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

**\*Under Construction\*180 Day**

**Possession\*\*Permit Stage\*\*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® # E4458223

Price \$575,900

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     | 37 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    | September 17th, 2025 |
| Days on Market | 48                   |
| Zoning         | Zone 62              |

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Listing information last updated on November 4th, 2025 at 12:02pm MST