

## \$499,900 - 18 Blackbird Bend, Fort Saskatchewan

MLS® #E4463137

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Luxury living starts here! Step inside to find LUXURY VINYL PLANK flooring flowing throughout the main floor with UPGRADED PLUSH CARPET upstairs. The heart of the home features an ELECTRIC FIREPLACE, perfect for relaxing evenings with family and friends. 9' CEILINGS W/ 8' DOORS throughout the entire home! The kitchen is a chef's delight w/UPGRADED CABINETRY w/FULL BACKSPLASH, BUILT-IN WALL OVEN, complete with an EXTENDED WALKTHROUGH BUTLER'S PANTRY with MDF SHELVING providing storage and easy access. Upstairs, you'll find 3 bedrooms and 2.5 bathrooms as well as a BONUS ROOM! LARGE PRIMARY SUITE WITH WIC! Entertaining is a breeze with the PRIVATE DECK extending your living space outdoors w/PRIVACY GLASS. The double attached garage offers secure parking plus storage, and the oversized driveway provides extra parking for guests or toys. SEPARATE ENTRANCE FOR FUTURE SUITE! ALL APPLIANCES AND WINDOW COVERINGS INCLUDED!

Built in 2025

### Essential Information

MLS® # E4463137

Price \$499,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,744         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 18 Blackbird Bend |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0G6           |

### Amenities

|           |                                                                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                                               |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 2                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 2                  |
| 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 October 24th, 2025 at 11:33am MDT