

## \$624,900 - 5 Black Bird Bend, Fort Saskatchewan

MLS® #E4430996

**\$624,900**

4 Bedroom, 3.00 Bathroom, 2,202 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

\*Visit show home 207 Starling Way\*\*Stunning 2295 sq ft home featuring an open-to-below concept. The main floor offers a spacious den/bedroom with a conveniently located 3-piece washroom. The mudroom is equipped with shelves, while the walk-in pantry opens up to a beautiful kitchen with quartz countertops and built-in appliances. The dining room showcases a coffered ceiling, adding a touch of elegance. Upstairs, you'll find a lovely bonus room, a master bedroom with an ensuite featuring a luxurious two-person jacuzzi and shower, and a conveniently located laundry. Two additional bedrooms share another well-appointed washroom. With 9ft ceilings on all floors and 8ft doors, this home is truly impressive.

Built in 2025

### Essential Information

MLS® #	E4430996
Price	\$624,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,202
Acres	0.00
Year Built	2025



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

### Community Information

Address	5 Black Bird 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, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer
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
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 15th, 2025

Days on Market 40

Zoning Zone 62

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