

## \$430,000 - 60 Durrand Bend, Fort Saskatchewan

MLS® #E4461139

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Discover this exceptional half duplex with its separate side entrance, which is ideal for future development. The open floor plan features a spacious island with stone countertops and a cozy gas fireplace, perfect for entertaining. The main level offers convenient living, with the main floor laundry tucked in the mudroom, directly accessible from the attached garage. Upstairs, you'll find a well-designed layout. The two large bedrooms share a Jack-and-Jill bathroom, providing easy access for both rooms. The primary bedroom is generously sized, accommodating a king-sized bed, and includes a large walk-in closet and a comfortable bathroom with a large shower. Step outside to enjoy a great backyard that backs onto a green space. Walking trails that connect to the extensive paths in Fort Saskatchewan offer endless opportunities for outdoor adventures. This home combines comfort, style, and location, making it a perfect choice for your next home.

Built in 2017

### Essential Information

MLS® # E4461139

Price \$430,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,650         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 60 Durrand Bend   |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0N1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Tile Surround                                                                                     |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, |

|              |                                                    |
|--------------|----------------------------------------------------|
|              | Level Land, No Back Lane, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                   |
| Construction | Wood, Vinyl                                        |
| Foundation   | Concrete Perimeter                                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 30                |
| Zoning         | Zone 62           |

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Listing information last updated on November 6th, 2025 at 5:32am MST