

\$459,980 - 82 Blackbird Bend, Fort Saskatchewan

MLS® #E4429408

\$459,980

3 Bedroom, 2.50 Bathroom, 1,600 sqft
Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this stunning custom built home by Valencia homes and is located in the heart of South Fort. This home offers over 1600 + sq ft of living space. The open concept main floor has a massive living room that is open to the kitchen and nook area. The second level features a total of 3 bedrooms , 2 full baths and a upper floor laundry. The unspoiled basement has a side separate entrance that is perfect for a future income suite. The home is located Close to all amenities. *** Home is under construction and the photos used are from the same style home recently built and will be complete by June of 2025 , colors may vary ***

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4429408 |
| Price | \$459,980 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,600 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |



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

Community Information

| | |
|-------------|-------------------|
| Address | 82 Blackbird Bend |
| Area | Fort Saskatchewan |
| Subdivision | South Fort |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 1X5 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | See Remarks |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 5th, 2025 |
| Days on Market | 17 |
| 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 April 22nd, 2025 at 8:47pm MDT