

# \$520,000 - 76 Blackbird Bend, Fort Saskatchewan

MLS® #E4423450

**\$520,000**

4 Bedroom, 3.00 Bathroom, 1,760 sqft  
Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Discover luxury in this fully upgraded 4-bedroom, 3-full bathroom detached home with a detached triple garage, set on a pie-shaped lot. Enjoy the bright atmosphere created by 9-foot ceilings on the main floor and large windows throughout. The luxury vinyl plank flooring flows seamlessly, perfect for any décor. The chef's kitchen features full-length cabinets, quartz countertops, and new stainless steel appliances. Unwind by the electric fireplace in the living room or relax on your private back patio. This home has it all! Don't miss the chance to make Southfort your new home today!

Built in 2025

## Essential Information

MLS® #	E4423450
Price	\$520,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,760
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family



Style 2 Storey  
Status Active

### Community Information

Address 76 Blackbird Bend  
Area Fort Saskatchewan  
Subdivision South Fort  
City Fort Saskatchewan  
County ALBERTA  
Province AB  
Postal Code T8L 0E8

### Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling  
Parking Triple Garage Detached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Oven-Built-In, Refrigerator, Stove-Gas  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed February 26th, 2025  
Days on Market 16  
Zoning Zone 62

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Listing information last updated on March 14th, 2025 at 9:32am MDT