

## \$569,900 - 74 Blackbird Bend, Fort Saskatchewan

MLS® #E4444325

**\$569,900**

6 Bedroom, 4.00 Bathroom, 1,774 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

**\*Under Construction\*\*90 Day**

**Possession\*\***Welcome home to this beautifully upgraded 6 bedroom, 4 Full bathroom detached single family gem on a pie-shaped lot including a legal 2-bedroom secondary suite—perfect for extra income, an investor special, or a smart mortgage helper! Step inside and you™ll be greeted by a bright, welcoming ambiance thanks to 9-foot ceilings and full-length windows throughout the main floor. Luxury vinyl plank flooring flows seamlessly from room to room, offering a stunning backdrop for any décor. The kitchen is a chef™s dream, boasting full-height cabinets, quartz countertops, and brand new stainless steel appliances. Unwind beside your electric fireplace in the cozy living room or take advantage of your private back patio for outdoor relaxation. This home truly has it all. Don™t miss this fantastic opportunity to make Southfort your new address!

Built in 2025

### Essential Information

MLS® #	E4444325
Price	\$569,900
Bedrooms	6
Bathrooms	4.00



Full Baths	4
Square Footage	1,774
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	74 Blackbird Bend
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0G6

### Amenities

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

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	9
Zoning	Zone 62

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Listing information last updated on July 4th, 2025 at 2:32am MDT