

\$499,900 - 18 Blackbird Bend, Fort Saskatchewan

MLS® #E4463137

\$499,900

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Luxury living starts here! Step inside to find LUXURY VINYL PLANK flooring flowing throughout the main floor with UPGRADED PLUSH CARPET upstairs. The heart of the home features an ELECTRIC FIREPLACE, perfect for relaxing evenings with family and friends. 9' CEILINGS W/ 8' DOORS throughout the entire home! The kitchen is a chef's delight w/UPGRADED CABINETRY w/FULL BACKSPLASH, BUILT-IN WALL OVEN, complete with an EXTENDED WALKTHROUGH BUTLER'S PANTRY with MDF SHELVING providing storage and easy access. Upstairs, you'll find 3 bedrooms and 2.5 bathrooms as well as a BONUS ROOM! LARGE PRIMARY SUITE WITH WIC! Entertaining is a breeze with the PRIVATE DECK extending your living space outdoors w/PRIVACY GLASS. The double attached garage offers secure parking plus storage, and the oversized driveway provides extra parking for guests or toys. SEPARATE ENTRANCE FOR FUTURE SUITE! ALL APPLIANCES AND WINDOW COVERINGS INCLUDED!

Built in 2025

Essential Information

MLS® # E4463137

Price \$499,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,744
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	18 Blackbird Bend
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0G6

Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 22nd, 2025
Days on Market	4
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 October 26th, 2025 at 10:32am MDT