

## \$449,998 - 84 Blackbird Bend, Fort Saskatchewan

MLS® #E4456559

**\$449,998**

3 Bedroom, 2.50 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

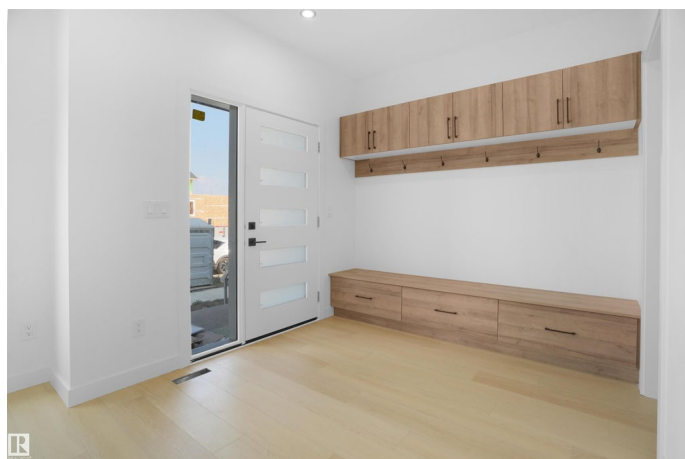
South Fort, Fort Saskatchewan, AB

Welcome to this brand new home built by Valencia Homes, located in the heart of Fort Saskatchewan. Offering over 1,600 sq. ft. of modern living space, this home is thoughtfully designed for comfort and convenience. The main floor features 9-foot ceilings and an open-concept layout that fills the home with natural light. Upstairs you'll find 3 spacious bedrooms, including a primary suite with ensuite, plus the added convenience of a laundry room on the upper level. With 2.5 bathrooms in total, the layout is perfect for families. The home also includes a side separate entrance, ideal for future basement development. Close to schools, parks, shopping, and public transit, this is a fantastic opportunity to own a beautiful, bright, and functional home in a family-friendly community.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456559  |
| Price          | \$449,998 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,602     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 84 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 | September 6th, 2025 |
|-------------|---------------------|

Days on Market 59

Zoning Zone 62

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Listing information last updated on November 4th, 2025 at 7:32pm MST