

# \$626,900 - 65 Blackbird Bend, Fort Saskatchewan

MLS® #E4454628

**\$626,900**

5 Bedroom, 3.00 Bathroom, 2,432 sqft  
Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

PIE lot alert! Welcome to Your Dream Home! Prepare to be captivated by this stunning, one-of-a-kind property that checks every box! Step inside to soaring 18' ceilings and panoramic views of the surrounding area. Modern finishes and premium builder upgrades will impress even the most selective buyer. Enjoy 9' ceilings on all levels—main, upper, and basement—enhanced by in-stair lighting and LED-lit crown molding. Coffered ceilings in the great room and primary suite add a refined touch. With 5 bedrooms total—1 on the main floor and 4 upstairs—there's ample space for your family. The kitchen features built-in appliances, a gas cooktop, wall oven, and microwave. Located on a corner pie lot, this home offers both privacy and accessibility. Don't miss this exceptional opportunity!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454628  |
| Price          | \$626,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,432     |
| Acres          | 0.00      |



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

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 65 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, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                                                    |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Corner Lot, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

**Additional Information**

Date Listed            August 25th, 2025  
Days on Market      52  
Zoning                Zone 62

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