

# \$459,980 - 82 Blackbird Bend, Fort Saskatchewan

MLS® #E4429408

**\$459,980**

3 Bedroom, 2.50 Bathroom, 1,600 sqft  
Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this brand new home in the heart of Fort Saskatchewan, built with quality and care by Valencia Homes. Featuring 3 spacious bedrooms upstairs, a convenient laundry room, and 2.5 bathrooms, this home is designed with both comfort and functionality in mind. The main floor boasts soaring 9-foot ceilings, creating a bright and open living space filled with natural light. A separate side entrance adds versatility and future potential. Perfectly located close to schools, parks, and public transit, this home offers the ideal blend of modern style and everyday convenience. Don't miss your chance to own a beautifully crafted Valencia home in a prime location!

Built in 2025

## Essential Information

MLS® #	E4429408
Price	\$459,980
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	82 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	April 5th, 2025
Days on Market	149

## Zoning

## Zone 62

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Listing information last updated on September 1st, 2025 at 6:03pm MDT