

## \$459,900 - 57 Durrand Bend, Fort Saskatchewan

MLS® #E4437480

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Charming and move-in ready, this family home in Southpointe offers the perfect blend of comfort, style, and room to grow. Located near parks, trails, and schools, it features 3 bedrooms, 2.5 baths, and a PARTIALLY FINISHED basement w/SEPARATE entrance, framed for 2 bedrms, a bath, and rec space w/fireplace. The main floor impresses with 9 FT ceilings, an elegant dining area featuring a tray ceiling, extended cabinetry, and an L-shaped kitchen w/ island seating, corner pantry, and upgraded MARBLE counters. Upstairs offers convenient laundry, full bath, and 3 generous sized bedrooms, including a spacious primary w/ tray ceiling detail, walk-in closet, and 4-pc ensuite w/ SOAKER tub. Enjoy sunny summer days on your back DECK, nights around the firepit, or planting that dream garden, plus a DOUBLE detached garage with alley access. Excellent curb appeal, smart layout & thoughtful finishes throughout - this one checks every box. Whether you're upsizing or planting roots, this home is ready to grow with you.

Built in 2016

### Essential Information

MLS® # E4437480

Price \$459,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,572                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 57 Durrand Bend   |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0N1           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Fire Pit, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, Paved Lane, Picnic Area, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby, See Remarks

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 62        |

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Listing information last updated on June 16th, 2025 at 8:32pm MDT