

## \$615,700 - 42 Ellice Bend, Fort Saskatchewan

MLS® #E4457058

### \$615,700

3 Bedroom, 2.50 Bathroom, 2,458 sqft

Single Family on 0.00 Acres

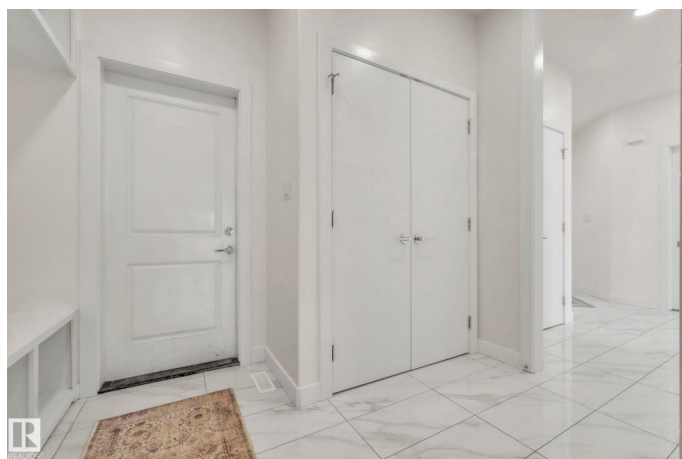
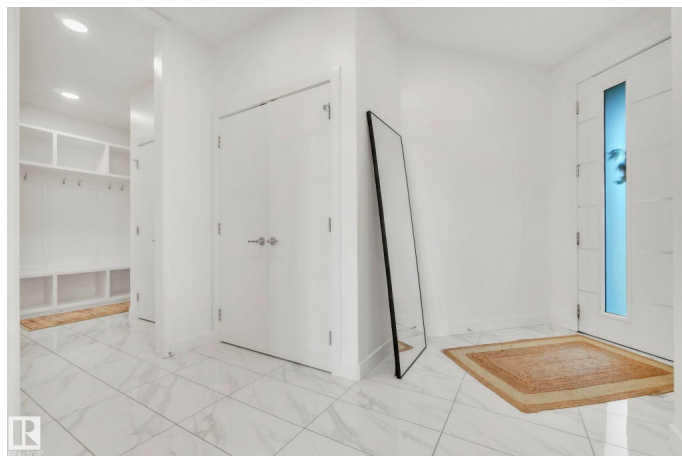
South Pointe, Fort Saskatchewan, AB

This beautifully designed home offers the perfect blend of style, comfort and functionality. Ideally located close to schools and amenities, it's an exceptional choice for families! Step inside and be welcomed by a bright open floor plan with soaring ceilings and an abundance of windows that flood the home with natural light. The coffered ceilings add a touch of elegance while the spacious mud room keeps life organized. The huge master retreat is a true escape with its 5 piece ensuite and walk in closet. Two more bedrooms and a bonus room provide plenty of space for family living! The kitchen is a dream with loads of bright white cabinetry, quartz counters, stainless steel appliances and a walk thru pantry. Do you work from home? - This home is perfect with its main floor den right off the front foyer. Easily park two vehicles in the oversized double garage (28' x 23'3"). Don't miss the opportunity to make this incredible home yours!

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457058  |
| Price     | \$615,700 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,458                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 42 Ellice Bend    |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0V1           |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Exterior Walls- 2"x6" |
| Parking   | Double Garage Attached      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Wall Mount                                                                                                                  |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                          |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 56                   |
| Zoning         | Zone 62              |

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Listing information last updated on November 5th, 2025 at 11:32am MST