

\$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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