

# \$449,980 - 82 Blackbird Bend, Fort Saskatchewan

MLS® #E4456558

## \$449,980

3 Bedroom, 2.50 Bathroom, 1,608 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. Donâ€™t miss your chance to own a beautifully crafted Valencia home in a prime location!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456558  |
| Price          | \$449,980 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,608     |
| 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    | September 6th, 2025 |
| Days on Market | 49                  |

## Zoning

## Zone 62

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Listing information last updated on October 25th, 2025 at 4:32pm MDT