

## \$619,900 - 92 Durrand Bend, Fort Saskatchewan

MLS® #E4431472

**\$619,900**

4 Bedroom, 3.50 Bathroom, 1,858 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Stunning walkout home backing onto green space. This 1858 sq.ft. two storey features 4 bedrooms and 3.5 baths with a fully finished walkout basement. The main floor offers hardwood floors, a bright dining area, and a high end kitchen with full height cabinets and generous prep space. Enjoy peaceful views from your deck overlooking the greenbelt. Upstairs includes a vaulted bonus room and three large bedrooms. The primary suite has a walk in closet and a 4 piece ensuite with a corner soaker tub. The professionally finished basement includes a fourth bedroom, full bathroom, and spacious family room that opens to the patio and fully fenced yard. Other features include central air conditioning and an oversized 23x23 attached garage. Move in ready and located in a beautiful setting with no rear neighbors. A perfect family home in a sought after location.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431472  |
| Price      | \$619,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,858                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 92 Durrand Bend   |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0M7           |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | No Smoking Home, Patio, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Over Sized                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 62          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 8:02pm MDT