

## \$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 0N1

### **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	3
Zoning	Zone 62

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