

## \$440,000 - 57 Durrand Bend, Fort Saskatchewan

MLS® #E4437480

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Charming family home in Southpointe with lots of potential, 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 \$440,000



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	49
Zoning	Zone 62

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