

## \$414,847 - 28 Durrand Bend, Fort Saskatchewan

MLS® #E4463039

**\$414,847**

4 Bedroom, 3.50 Bathroom, 1,398 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Step into this 1,398 sq ft two-storey gem in desirable South Pointe. This gorgeous home backs onto greenspace with a walking path and features an open-concept main floor with a spacious kitchen and island, a stylish gas fireplace in the living room, and access to a deck perfect for outdoor enjoyment. Upstairs, the primary bedroom easily accommodates any bedroom furniture and includes a four-piece ensuite and walk-in closet. Two additional generously sized bedrooms and another four-piece bath complete the upper level. The fully finished basement offers an additional bedroom, a four-piece bathroom, and a family room ideal for relaxation or entertainment. Enjoy comfort year-round with central air conditioning. The fully landscaped yard, modern finishes, and proximity to schools, parks, and amenities make this home truly have it all!

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463039  |
| Price      | \$414,847 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,398         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 28 Durrand Bend   |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0N2           |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home |
| Parking   | Over Sized, Single Garage Attached                                     |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Insert, Tile Surround                                                                                                                                |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | South Pointe School        |
| Middle     | South Pointe School        |
| High       | Fort Saskatchewan High Sch |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 62            |

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Listing information last updated on November 9th, 2025 at 1:02am MST