

## \$459,900 - 61 Durrand Bend, Fort Saskatchewan

MLS® #E4440854

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Welcome to this beautifully kept 2-storey home, ideally located in the highly desirable community of South Pointe! Just minutes from South Pointe School (Kâ€“9), scenic walking trails, parks, the Dow Centennial Centre, this home offers the perfect blend of comfort and convenience. Step inside and be greeted by an abundance of natural light streaming through the large great room windows. The main floor features stylish vinyl plank flooring, elegant coffered ceilings, granite countertops, stainless steel appliances, complete with a 2pc bath. Upstairs, youâ€™™ find two spacious bedrooms, a 4-piece bathroom, laundry room, and a generous primary suite complete with a walk-in closet and a stunning 4-piece ensuite featuring a relaxing soaker tub. Enjoy the outdoors in the beautifully landscaped backyard, complete with a massive deckâ€”ideal for entertainingâ€”& a double detached garage for ample parking and storage. Unfinished basement with plumbing rough in just waiting for your personal touch!

Built in 2016

### Essential Information

MLS® # E4440854

Price \$459,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,615
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	61 Durrand Bend
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0N1

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Tub, Hot Water Electric, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Middle	South Pointe School(k-9)
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**Additional Information**

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 62

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