

# \$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) |
|--------|--------------------------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 62        |

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Listing information last updated on June 16th, 2025 at 10:47pm MDT