

## \$689,900 - 118 Ellice Bend, Fort Saskatchewan

MLS® #E4448246

**\$689,900**

4 Bedroom, 2.50 Bathroom, 2,290 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

This beautifully designed single-family home offers the perfect combination of space, comfort, and functionality—complete with a triple attached garage. The open-concept main floor features a bright living room with a cozy electric fireplace, a spacious dining area, and a versatile main floor den that's perfect for a home office or playroom. Upstairs, you'll find four generously sized bedrooms, including a spacious primary suite with a 5-piece ensuite and walk-in closet, along with a large bonus room that adds even more flexibility to the layout. The convenient upstairs laundry room keeps daily tasks easy and efficient, and a second 5-piece bathroom ensures there's plenty of space for the whole family—bringing the total to 4 bedrooms and 2.5 bathrooms. Ideally located in a family-friendly neighborhood close to schools, parks, and shopping, this home is designed to meet the needs of today's busy households.

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448246  |
| Price      | \$689,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,290                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 118 Ellice Bend   |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0V2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Fireplace         | Yes                           |
| Fireplaces        | Insert                        |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stone, Vinyl                                                              |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Win Ferguson  
Middle                              Rudolph Hennig  
High                                 Fort High

**Additional Information**

Date Listed                      July 15th, 2025  
Days on Market                36  
Zoning                              Zone 62

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