

## \$585,000 - 2 Ellice Bend, Fort Saskatchewan

MLS® #E4460366

**\$585,000**

3 Bedroom, 2.50 Bathroom, 2,103 sqft

Single Family on 0.00 Acres

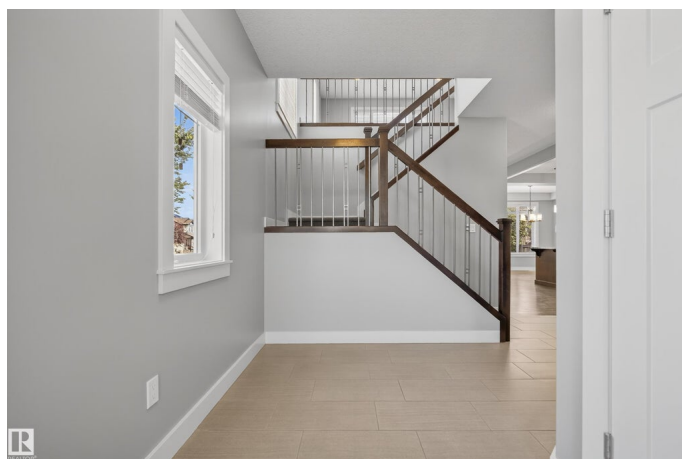
South Pointe, Fort Saskatchewan, AB

Welcome to this stunning former Rosecroft Homes show home, located in the heart of South Pointe. This 2,100 sqft property checks all the boxes—just steps from schools, parks, and walking trails. Upstairs features 3 spacious bedrooms, a bonus room, and a convenient laundry. The primary suite offers a large walk-in closet and a 5-piece ensuite. The main floor boasts hardwood throughout, stained maple cabinets, glass tile backsplash, granite countertops, and an eat-up island. A walkthrough pantry leads to the heated double garage with a built-in dog run. The fully landscaped backyard is an entertainer's dream—complete with new decking and a custom gazebo with lighting. The basement is framed and ready for your finishing touch. A must-see home packed with value!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460366  |
| Price          | \$585,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,103     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 Ellice Bend     |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0T8           |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, Hot Tub |
| Parking   | Double Garage Attached, Over Sized     |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 14                |

## Zoning

## Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 15th, 2025 at 9:17am MDT