

\$430,000 - 60 Durrand Bend, Fort Saskatchewan

MLS® #E4461139

\$430,000

3 Bedroom, 2.50 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Discover this exceptional half duplex with its separate side entrance, which is ideal for future development. The open floor plan features a spacious island with stone countertops and a cozy gas fireplace, perfect for entertaining. The main level offers convenient living, with the main floor laundry tucked in the mudroom, directly accessible from the attached garage. Upstairs, you'll find a well-designed layout. The two large bedrooms share a Jack-and-Jill bathroom, providing easy access for both rooms. The primary bedroom is generously sized, accommodating a king-sized bed, and includes a large walk-in closet and a comfortable bathroom with a large shower. Step outside to enjoy a great backyard that backs onto a green space. Walking trails that connect to the extensive paths in Fort Saskatchewan offer endless opportunities for outdoor adventures. This home combines comfort, style, and location, making it a perfect choice for your next home.

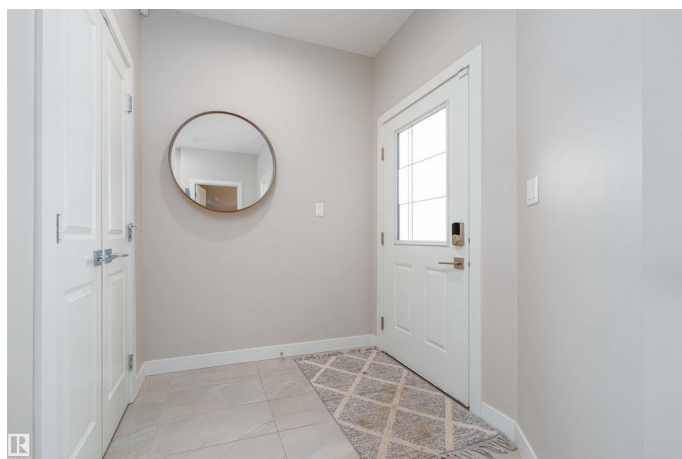
Built in 2017

Essential Information

MLS® # E4461139

Price \$430,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,650
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	60 Durrand Bend
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0N1

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped,

	Level Land, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 7th, 2025
Days on Market	21
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 28th, 2025 at 2:32pm MDT