

## \$499,900 - 6 Durrand Bend, Fort Saskatchewan

MLS® #E4444177

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,690 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Beautiful 2-Storey Half Duplex with In-Law Suite on Durrand Bend! This stunning home features high-end finishings throughout and a fully finished in-law suite in the basement with a separate side entrance. The main floor offers a spacious living room with a cozy gas fireplace, a bright dining area overlooking the beautifully landscaped, low-maintenance yard, and a well-appointed kitchen with stainless steel appliances and a large walk-through pantry. Upstairs you'll find 3 bedrooms, including a primary suite with a walk-in closet and private 3-pc ensuite, plus convenient upper-floor laundry and a 4-pc bath. The basement in-law suite is a fantastic bonus with its own gas fireplace, kitchen with sink, dishwasher and microwave hood fan, 4-pc bath, separate laundry, and 9 ft ceilings. Enjoy central AC, a beautiful backyard backing onto a walking path, and a heated double attached garage complete with a ceiling storage winch lift system. This home offers space, comfort and flexibility.

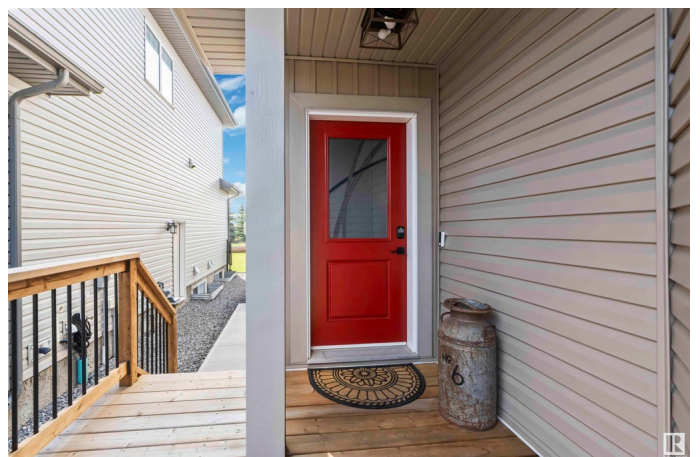
Built in 2015

### Essential Information

MLS® # E4444177

Price \$499,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,690
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6 Durrand Bend
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0N2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Guest Suite, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	12
Zoning	Zone 62

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Listing information last updated on July 7th, 2025 at 9:02am MDT