

## \$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        13  
Zoning                     Zone 62

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