# \$724,900 - 31 Hummingbird Crescent, Fort Saskatchewan

MLS® #E4423949

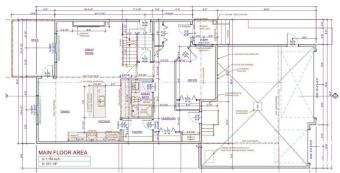
# \$724,900

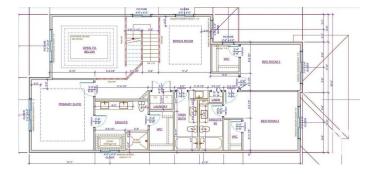
4 Bedroom, 4.00 Bathroom, 2,566 sqft Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Stunning brand new 2,566 sq.ft. 2-storey home offering modern design & thoughtful layout! The main floor boasts a den/bedroom with its own full bath, perfect for guests or multigenerational living. Enjoy the large mudroom with bench, leading to a walk-through pantry & chef's kitchen featuring a 7'6" x 4' island with seating. The showstopping 20' high ceilings -open-to-above- living room with fireplace flows seamlessly to the rear deck (13'11"x10'6") & 10' high ceilings in the rest of the main floor. Side entry allows for future basement suite potential, plus a spacious triple car garage (29'x23'6―x26') with Furnace & Vacuum rough-in & hot/cold water tap. Upstairs features, 9' high ceilings, 3 bedrooms, all with walk-in closets, a bonus room with wet bar, coffered ceilings, upper laundry & a luxurious primary suite with 5-pc ensuite, huge shower, soaker tub & dual sinks. Ideally located near trails, parks, schools & shopping - combining elegance & convenience in one of Fort Saskatchewan's best locations!







Built in 2025

## **Essential Information**

MLS® # E4423949 Price \$724,900

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,566 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 31 Hummingbird Crescent

Area Fort Saskatchewan

Subdivision South Fort

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0Y4

## **Amenities**

Amenities Ceiling 10 ft., Ceiling 9 ft., Deck, Front Porch, Hot Water Natural Gas,

Vinyl Windows, Wet Bar, 9 ft. Basement Ceiling

Parking Triple Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Fiber Cement, Stone, Vinyl

Exterior Features Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Fiber Cement, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 4th, 2025

Days on Market 47

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 April 20th, 2025 at 12:02pm MDT