

Courtesy Of Nigel A McLean Of RE/MAX River City

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

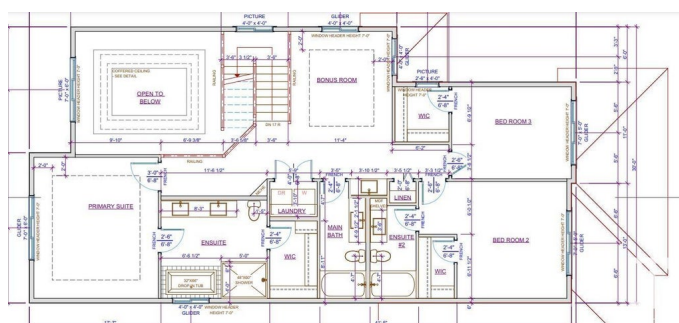
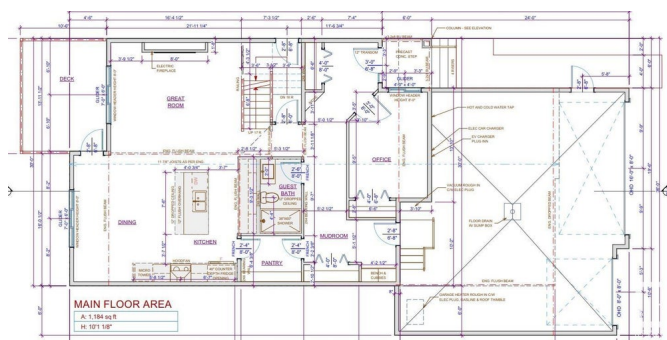
MLS® #E4423949

**\$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 (29'6"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      31

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 4th, 2025 at 5:32pm MDT