

\$798,800 - 18 Mockingbird Crescent, Fort Saskatchewan

MLS® #E4454582

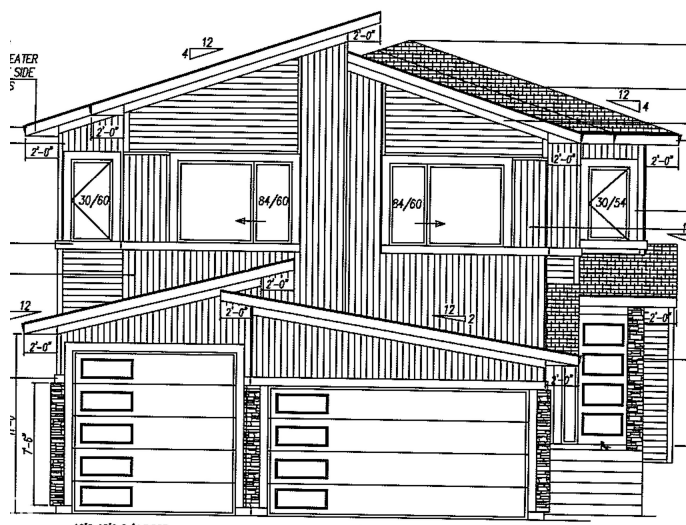
\$798,800

5 Bedroom, 3.50 Bathroom, 2,625 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

A special opportunity from JH Quality Homes. Boasting 2625 square feet. This brand new home is now under construction. Main floor bedroom / den with attached 4 piece ensuite. X large mud room with walk through butler panty. 7.6â€™™ family island with full wall, to end of dinette kitchen cabinets. Main floor also has 2 piece Bath. Great room has 17â€™™ open ceiling with decorative gas fireplace. Four upper bedrooms and bonus room. Over sized master with 5 pice ensuite, free standing tub, double shower and walk through closet to full featured laundry room. Triple attached 30â€™™ x 24/28â€™™ deep with 10â€™™ third bay door. This house is speciallyÂ designed for a main floor in-law suite. Has side entry so you could development a two bedroom legal basement suite. Floor plan has been revised from the Show Home at 558 Meadow View Drive.



Built in 2025

Essential Information

MLS® #	E4454582
Price	\$798,800
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1

Square Footage 2,625
Acres 0.00
Year Built 2025
Type Single Family
Sub-Type Detached Single Family
Style 2 Storey
Status Active

Community Information

Address 18 Mockingbird Crescent
Area Fort Saskatchewan
Subdivision South Fort
City Fort Saskatchewan
County ALBERTA
Province AB
Postal Code T8L 1P3

Amenities

Amenities Ceiling 9 ft., Deck
Parking Over Sized, Triple Garage At

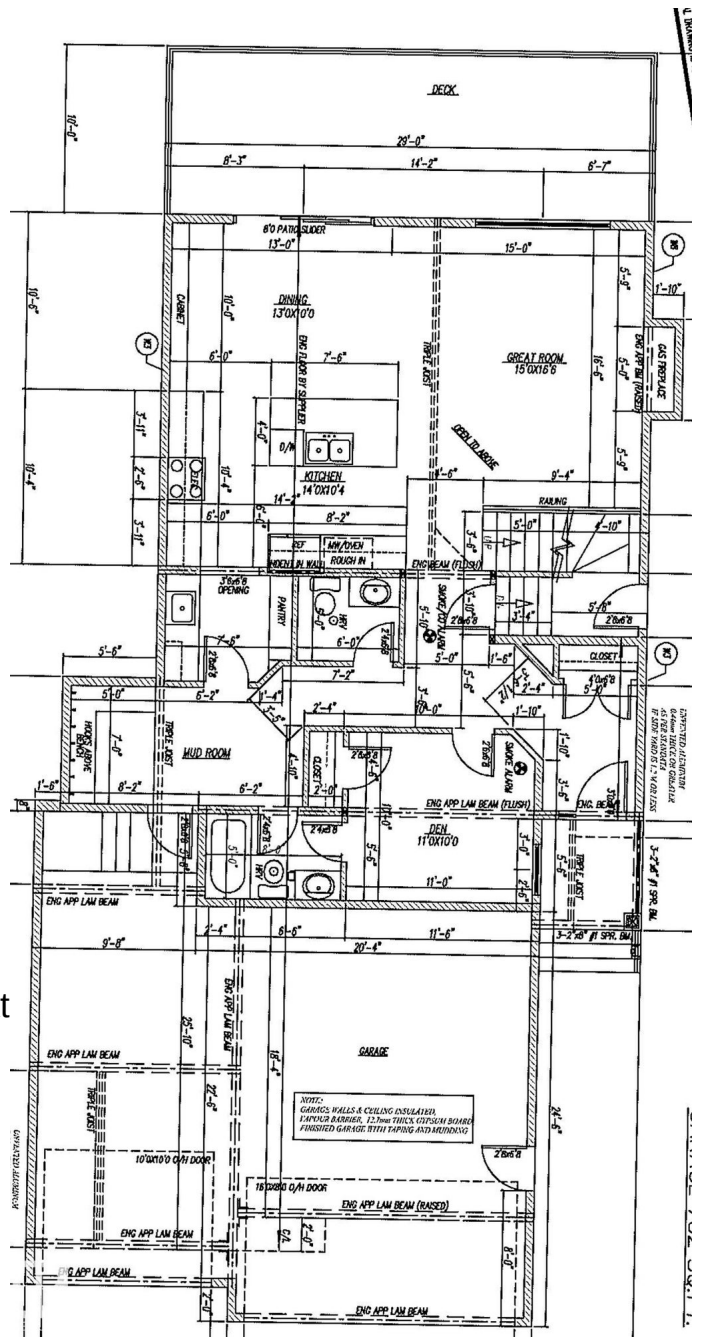
Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Dryer,
Stove-Electric, Washer
Heating Forced Air-1, Natural Gas
Fireplace Yes
Fireplaces Direct Vent
Stories 2
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl
Exterior Features Flat Site, See Remarks
Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information



Architectural Floor Plan Details:

- Overall Dimensions:**
 - Top Section: 15'-6" (left), 12'-2" (right)
 - Bottom Section: 10'-0" (left), 12'-0" (right)
 - Left Side: 7'-0" (top), 10'-0" (middle), 10'-0" (bottom)
 - Right Side: 11'-0" (top), 11'-0" (middle), 17'-4" (bottom)
- Rooms and Dimensions:**
 - MASTER BEDROOM:** 15'6" x 14'0"
 - BEDROOM-1:** 12'-2" x 10'-2"
 - BEDROOM-2:** 10'0" x 11'0"
 - BEDROOM-3:** 10'6" x 10'0"
 - BEDROOM-4:** 10'4" x 10'0"
 - BONUS ROOM:** 12'0" x 17'0"
- Key Features and Notes:**
 - APPROVED TRUSSES @ 24" O.C.** (Multiple locations)
 - 2" WOOD N. ROSS** (Top right)
 - 26" x 0"** (Various door and window widths)
 - POCKET DOOR** (Living area)
 - ISLAND** (Living area)
 - WALK-IN CLOSET** (Multiple locations)
 - CLIP** (Living area)
 - WALK-IN CLOSET** (Master Bedroom)
 - WALK-IN CLOSET** (Bedroom-1)
 - WALK-IN CLOSET** (Bedroom-2)
 - WALK-IN CLOSET** (Bedroom-3)
 - WALK-IN CLOSET** (Bedroom-4)
 - WALK-IN CLOSET** (Bonus Room)
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Listing information last updated on September 15th, 2025 at 3:33pm MDT