

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

MLS® #E4457904

**\$724,900**

3 Bedroom, 4.00 Bathroom, 2,475 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Step into luxury with this brand-new, never-lived-in 2,475 sq ft two-storey in South Fort! Designed for modern family living, this home features 10'™ main floor ceilings, a stunning kitchen with quartz counters, walk-through pantry, and \$5,000 appliance credit, plus an open great room with fireplace, dining area, office, and mudroom. Upstairs you'll find a bonus room, laundry, and 3 bedrooms including a dreamy primary retreat with spa-style ensuite and walk-in closet. The fully finished basement adds a wet bar, rec room, 4th bedroom, and bath. Premium finishes include triple-pane Durabuilt windows, quartz countertops throughout, vinyl plank and tile flooring, maple railing, and 9'™ basement ceilings. Enjoy your pie-shaped lot with deck, front porch, and a triple attached garage with opener. Ideally located near schools, parks, shopping, golf, and Hwy 21. This beautiful new home is ready for its first owners!

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457904  |
| Price     | \$724,900 |
| Bedrooms  | 3         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,475                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 31 Hummingbird    |
| 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 September 15th, 2025

Days on Market 1

Zoning Zone 62

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Listing information last updated on September 16th, 2025 at 2:32pm MDT