

Courtesy Of Jessica N Savoie Of 2% Realty

# \$794,500 - 19 Hummingbird, Fort Saskatchewan

MLS® #E4431063

## \$794,500

5 Bedroom, 3.50 Bathroom, 2,465 sqft  
Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

STUNNING! Where QUALITY meets MODERN STYLE, this SANTOS BUILD home will certainly impress any buyer. Perfectly located with close access to ponds/ walking paths. Upon entering you are greeted with a spacious den to your right & 2 Piece bathroom. The beautiful kitchen boasts craft cabinetry with ample storage, oversized island, a walk-through PANTRY with walnut shelving. The living room is designed with a striking stone finished fireplace that stretches to the ceiling. The mud room offers a Gorgeous storage bench & hangers with access to a double attached garage. Upper level offers a bright bonus room. Your dreamy primary suite boasts vaulted ceiling with Barn door leading into a elegant 5-pc ensuite bath with his & hers vanities, spa like shower, stand alone soaker tub & large walk-in closet. The Upper level is finished with 3 additional bedrooms, 4 pc bath, a spacious laundry room. The Fully finished basement Offers a 5th bedroom with ensuite bathroom. A wet bar with win/beer fridge and large Rec room.

Built in 2023

## Essential Information

MLS® # E4431063

Price \$794,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,465                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 19 Hummingbird    |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0X7           |

### **Amenities**

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                     |

### **Interior**

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### **Exterior**

|                   |             |
|-------------------|-------------|
| Exterior          | Wood, Vinyl |
| Exterior Features | Schools     |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

Date Listed            April 16th, 2025

Days on Market       6

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 22nd, 2025 at 6:02am MDT