

\$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 | 45 |
| Zoning | Zone 62 |

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