



## 58 DURRAND Bend Fort Saskatchewan AB

\$439,900

Stunning 1628 sq ft 2 story backing onto the green space in Southpointe. Additional stone exterior effects upgraded. Side entry for future possible suite. This beautiful home features engineered hardwood & ceramic flooring, 9' ceilings & oversized windows. Modern kitchen with wood cabinets & contrasting white quartz counters, SS appls, ceramic backsplash & corner walk-in pantry. The sunny DR has a garden door to the deck. Large great room with gas fireplace featuring ceramic surround to ceiling. Upstairs are 3 spacious bedrooms, 2 baths including a private 3 pc ensuite with double shower & a central bonus room. Basement is fully finished with a large family/ rec room & a den. Insulated double attached garage with electric heater. Paid out security system included with monitoring available for only \$20/mth. Upgraded 12 volt backup powered sump pump protects the home in the event of power outage. Maintenance-free 2 tier composite deck. Home is in like new condition & quick possession is available.

Listing Presented By:



Originally Listed by:  
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