

# \$599,000 - 2 Ellice Bend, Fort Saskatchewan

MLS® #E4451522

## \$599,000

3 Bedroom, 2.50 Bathroom, 2,103 sqft  
Single Family on 0.00 Acres

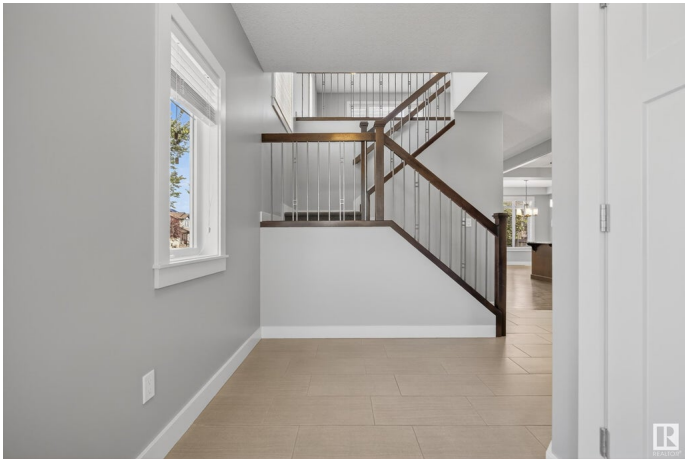
South Fort, Fort Saskatchewan, AB

Welcome to this stunning former Rosecroft Homes show home, located in the heart of South Pointe. This 2,100 sqft property checks all the boxes—just steps from schools, parks, and walking trails. Upstairs features 3 spacious bedrooms, a bonus room, and a convenient laundry. The primary suite offers a large walk-in closet and a 5-piece ensuite. The main floor boasts hardwood throughout, stained maple cabinets, glass tile backsplash, granite countertops, and an eat-up island. A walkthrough pantry leads to the heated double garage with a built-in dog run. The fully landscaped backyard is an entertainer’s dream—complete with new decking and a custom gazebo with lighting. The basement is framed and ready for your finishing touch. A must-see home packed with value!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451522  |
| Price          | \$599,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,103     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 Ellice Bend     |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0T8           |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, Hot Tub |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Fireplaces        | Glass Door                                                                                                                 |
| Stories           | 2                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                           |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Recreation Use, Schools |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 6th, 2025 |
|-------------|------------------|

Days on Market 12

Zoning Zone 62

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Listing information last updated on August 17th, 2025 at 11:32pm MDT