

## \$699,800 - 14 Mockingbird Crescent, Fort Saskatchewan

MLS® #E4454574

**\$699,800**

3 Bedroom, 2.50 Bathroom, 2,214 sqft

Single Family on 0.00 Acres

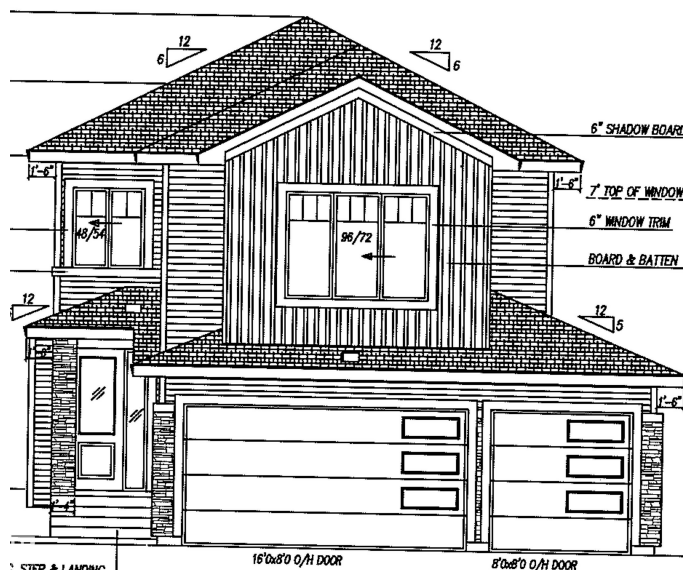
South Fort, Fort Saskatchewan, AB

Brand new home under construction where you can still choose all the finishing touches! The floor plan is nearly identical to the Show Home at 558 Meadowview Dr, but this one includes a 28' x 29' triple attached garage. The main floor features a spacious mudroom and a walk-through butler's pantry with sink, beverage fridge, and wine rack. The chef's kitchen offers built-in appliances and a 7' island that flows into the dinette with coffered ceiling and 9' sliding patio door. The great room showcases a soaring 17' ceiling with a gas fireplace and full-height stone mantel. Upstairs, the primary suite boasts a coffered ceiling, 5-piece ensuite with standalone tub and double shower, and a walk-through closet leading to the laundry room. A coffered-ceiling bonus room, 2 additional bedrooms, and a 4-piece bath complete the level.

Built in 2025

### Essential Information

MLS® #	E4454574
Price	\$699,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,214
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	14 Mockingbird Crescent
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1P3

### Amenities

Amenities	Ceiling 9 ft., Deck
Parking	Triple Garage Attached

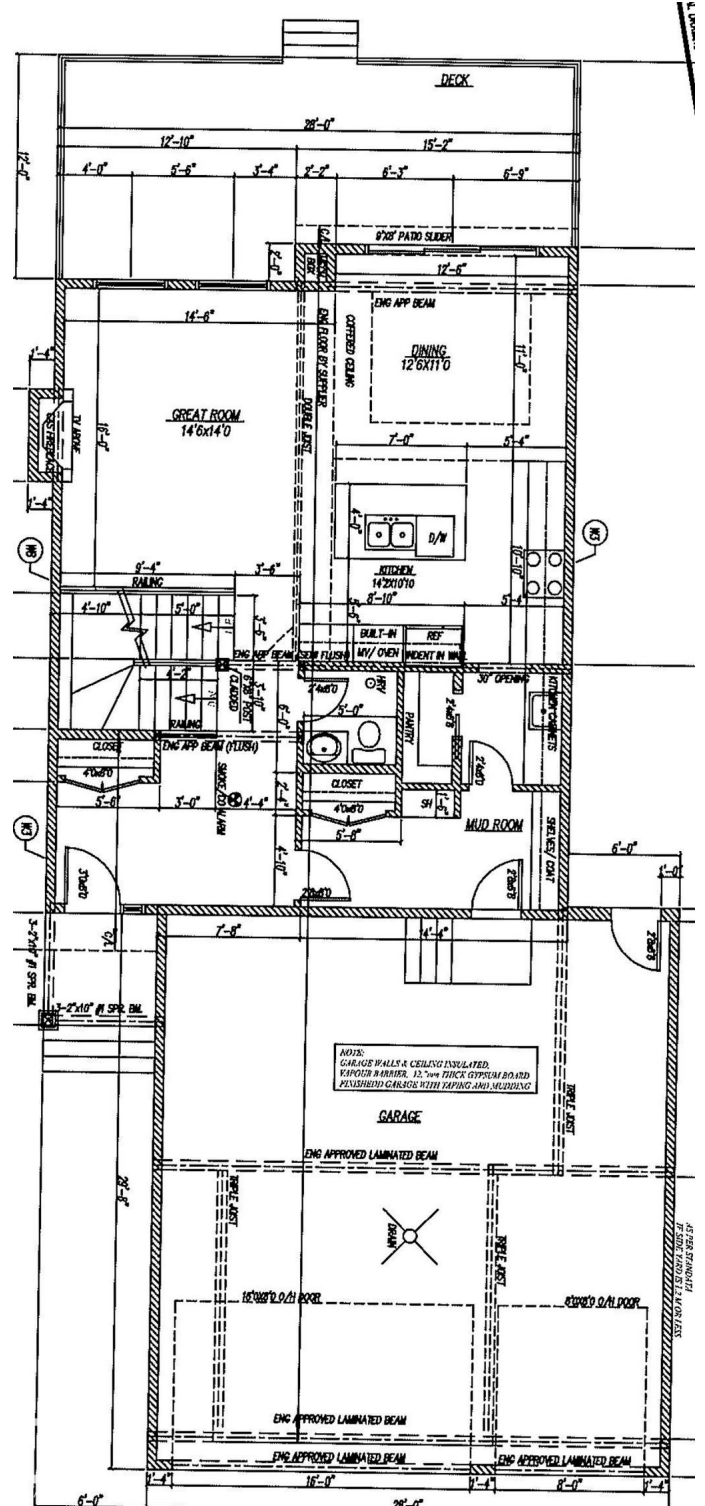
### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

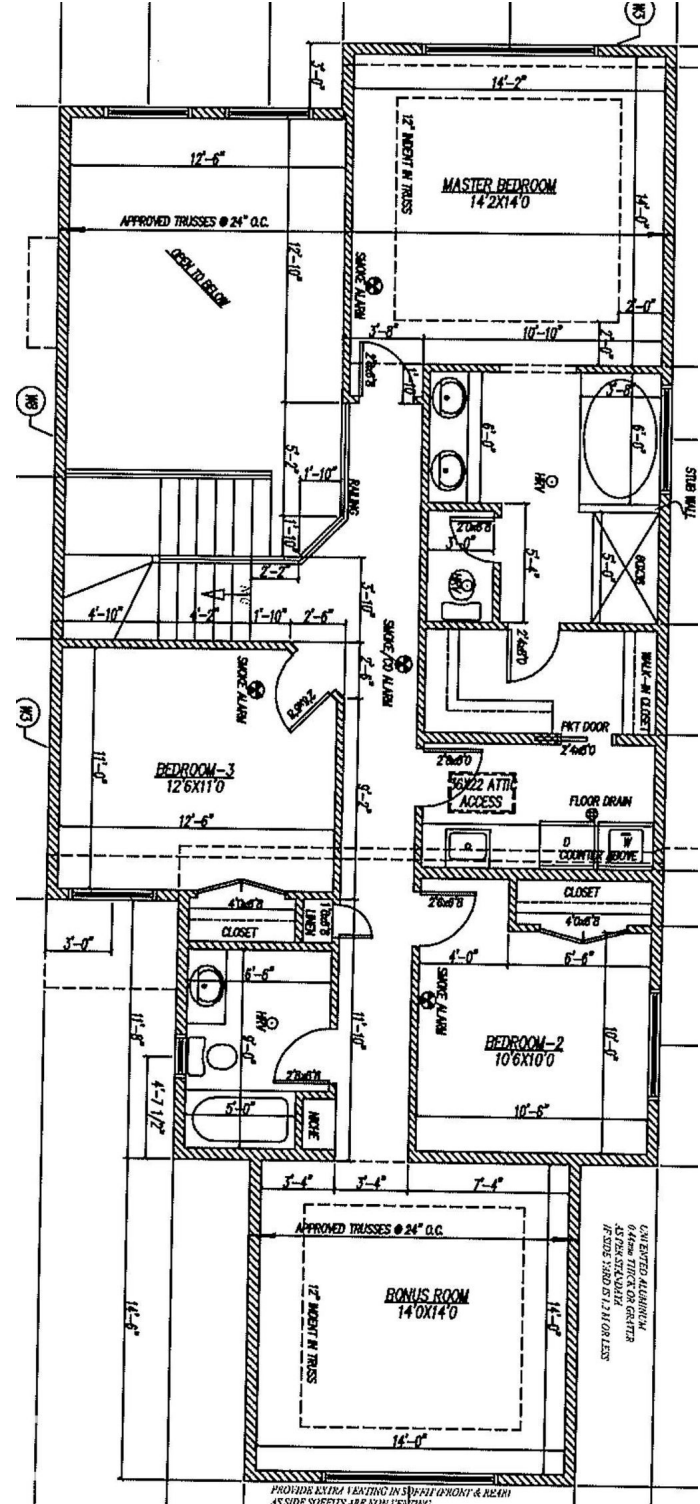
### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information



Date Listed August 25th, 2025  
Days on Market 2  
Zoning Zone 62



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Listing information last updated on August 26th, 2025 at 9:47pm MDT