

## \$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

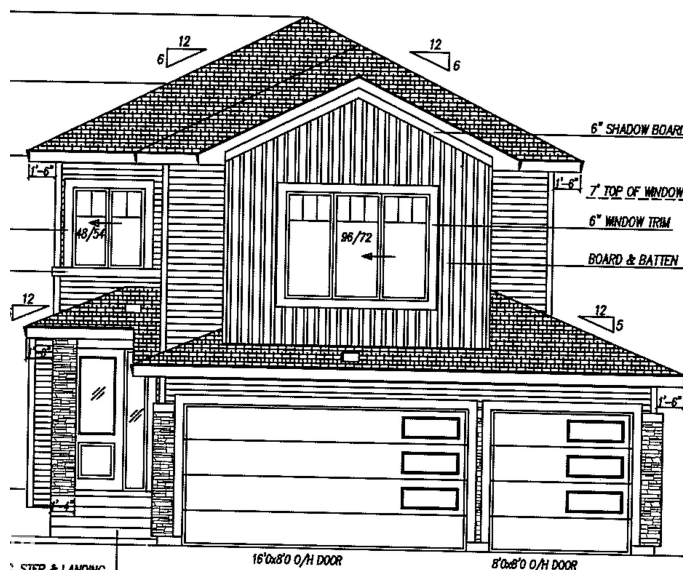
South Fort, Fort Saskatchewan, AB

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 |

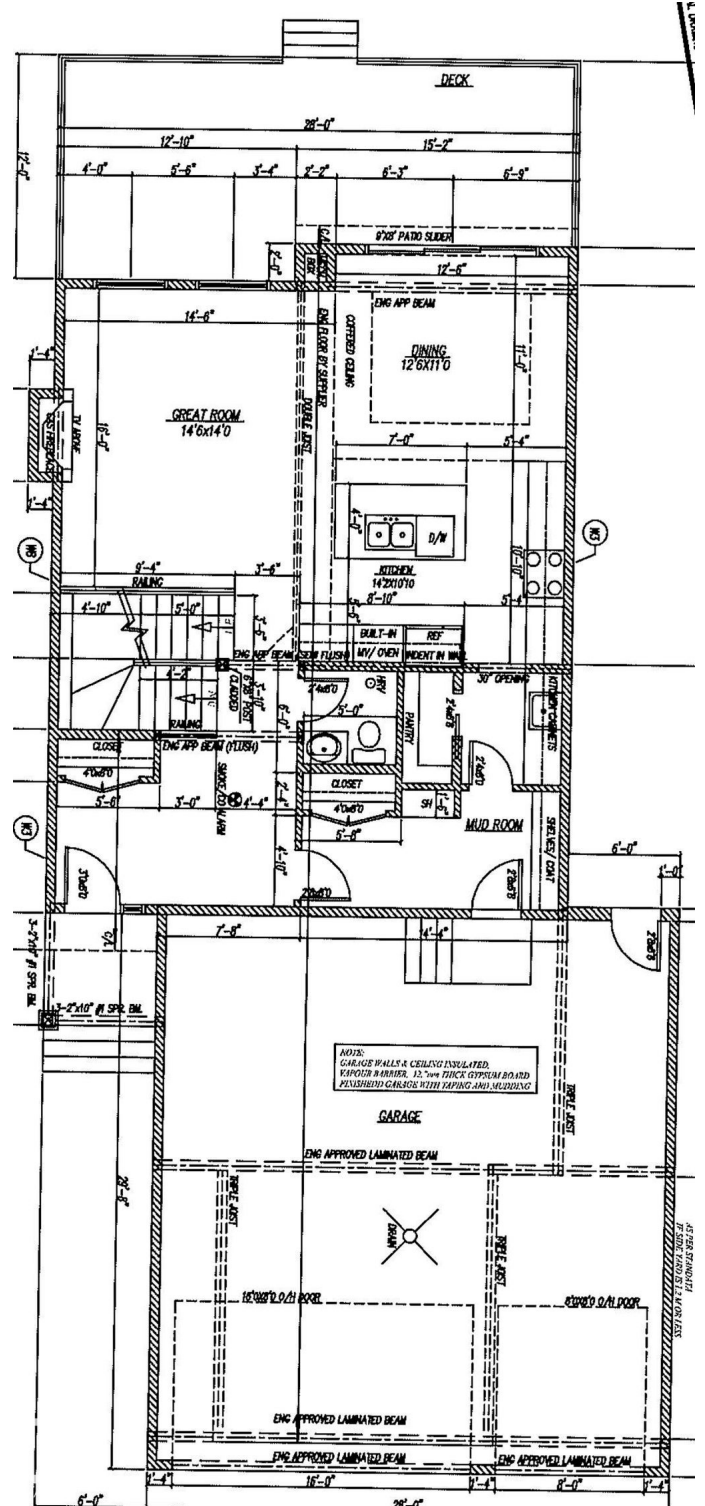
### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| 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                                   |

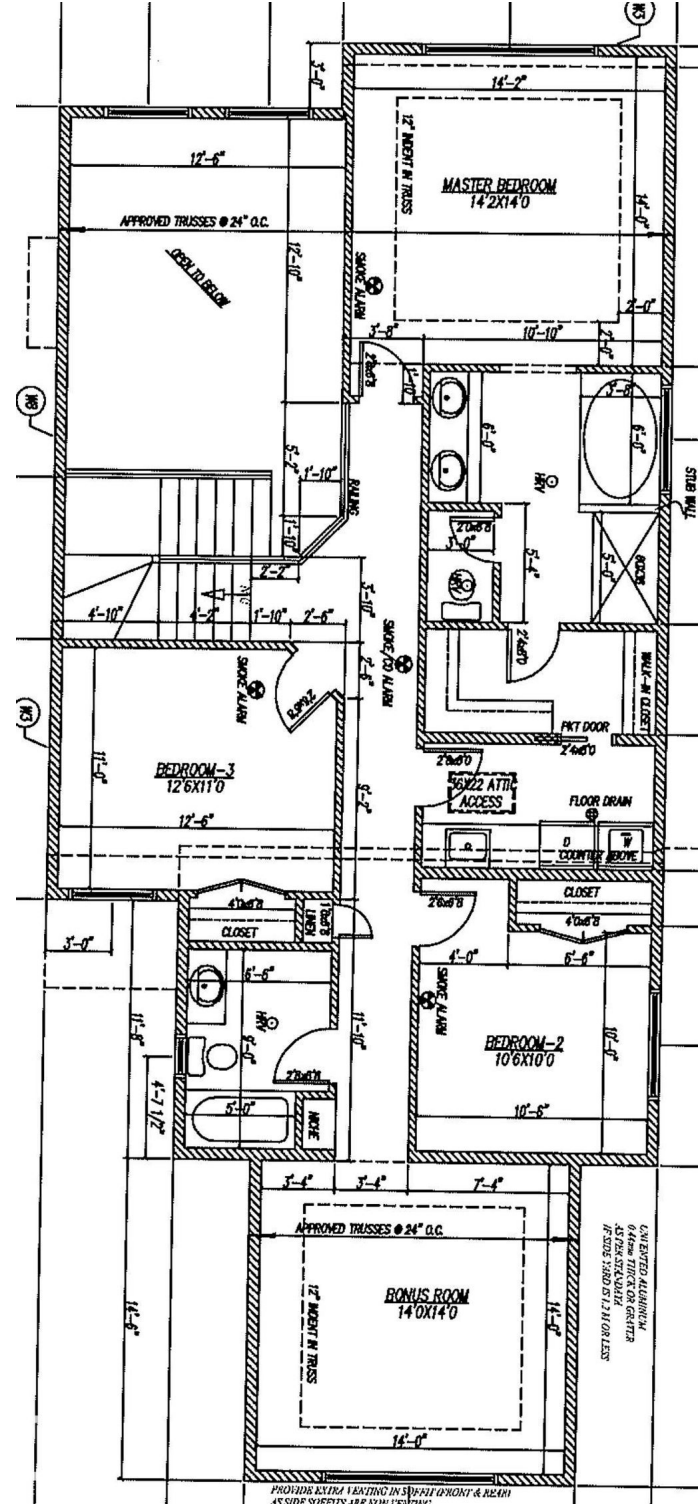
### Exterior

|                   |                        |
|-------------------|------------------------|
| 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 50  
Zoning Zone 62



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Listing information last updated on October 14th, 2025 at 4:02pm MDT