

## \$349,845 - 96 Elliot Wynd, Fort Saskatchewan

MLS® #E4448453

**\$349,845**

3 Bedroom, 3.00 Bathroom, 1,278 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

**NO CONDO FEES and AMAZING VALUE!**

You read that right welcome to this brand new townhouse unit the "Reimer". Built by the award winning builder Pacesetter homes and is located in one of Fort Saskatchewan newest communities of Southpointe. With over 1250 square Feet, this opportunity is perfect for a young family or young couple. Your main floor as you enter has a flex room/ Bedroom that is next to the entrance from the garage with a 3 piece bath. The second level has a beautiful kitchen with upgraded cabinets, upgraded counter tops and a tile back splash with upgraded luxury Vinyl plank flooring throughout the great room. The upper level has 2 bedrooms and 2 bathrooms. This home also comes completed with front and back landscaping and a attached garage. \*\*\* Photo used is of an artist rendering , home is under construction and will be complete by February 2026 colors may vary \*\*\*

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448453  |
| Price      | \$349,845 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,278                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 96 Elliot Wynd    |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1R8           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single 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          | None, No Basement                          |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                               |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 17th, 2025 |
|-------------|-----------------|

Days on Market 61

Zoning Zone 62

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Listing information last updated on September 16th, 2025 at 6:17am MDT