

# \$798,800 - 18 Mockingbird Crescent, Fort Saskatchewan

MLS® #E4454582

**\$798,800**

5 Bedroom, 3.50 Bathroom, 2,625 sqft  
Single Family on 0.00 Acres

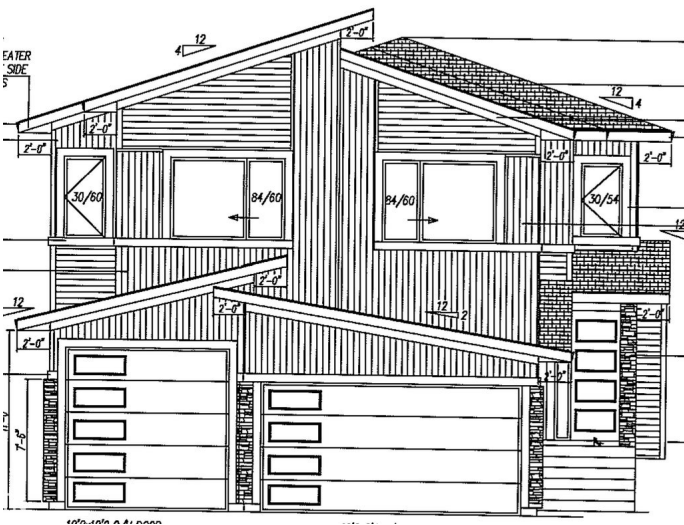
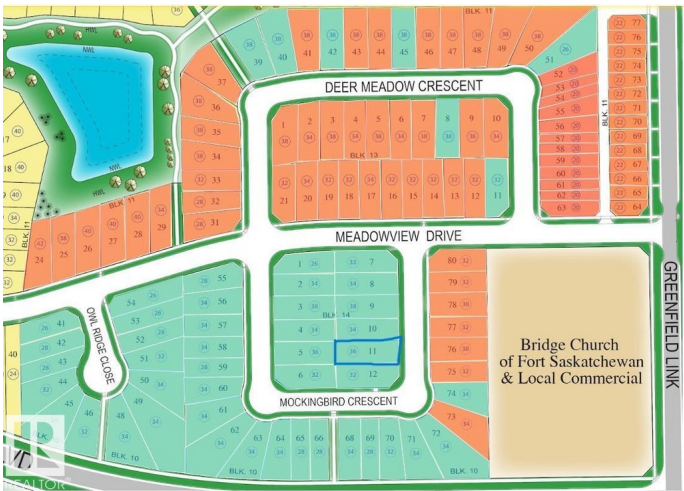
South Fort, Fort Saskatchewan, AB

A special opportunity from JH Quality Homes. Boasting 2625 square feet. This brand new home is now under construction. Main floor bedroom / den with attached 4 piece ensuite. X large mud room with walk through butler panty. 7.6â€™™ family island with full wall, to end of dinette kitchen cabinets. Main floor also has 2 piece Bath. Great room has 17â€™™ open ceiling with decorative gas fireplace. Four upper bedrooms and bonus room. Over sized master with 5 pice ensuite, free standing tub, double shower and walk through closet to full featured laundry room. Triple attached 30â€™™ x 24/28â€™™ deep with 10â€™™ third bay door. This house is speciallyÂ designed for a main floor in-law suite. Has side entry so you could development a two bedroom legal basement suite. Floor plan has been revised from the Show Home at 558 Meadow View Drive.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454582  |
| Price      | \$798,800 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,625                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 18 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   | Over Sized, Triple Garage Attached |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, 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 24th, 2025

Days on Market 72

Zoning Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 5:47am MST