

## \$374,900 - 183 Santana Crescent, Fort Saskatchewan

MLS® #E4460945

**\$374,900**

4 Bedroom, 3.50 Bathroom, 1,380 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This charming home is backing onto a small treed environmental reserve in the beautiful community of South Fort. With 3 spacious bedrooms up and one down in the fully finished basement you will find ample room for your family. Upstairs also features a super loft area and convenient laundry room. The main floor is laid out with an open concept design, a lovely living and dining area with a cozy fireplace for the coming winter evenings, and a kitchen featuring granite countertops. Looking out the back windows you will be charmed by the wide open views with trees and fields your only neighbors to the miles of open land to the south. A 2 level deck off the dining room gives you all the space you can hope for just to relax in the sun or cook up a great b.b.q for the family. This home is beautifully maintained and cared for with lots of space for everyone in the family.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460945  |
| Price      | \$374,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,380         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 183 Santana Crescent |
| Area        | Fort Saskatchewan    |
| Subdivision | South Fort           |
| City        | Fort Saskatchewan    |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8L 0T4              |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home |
| Parking Spaces | 3                                     |
| Parking        | Single Garage Attached                |

### **Interior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Mantel                                                                                                                         |
| Stories           | 3                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Finished                                                                                                                 |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Backs Onto Park/Trees, Fenced |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 62           |

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Listing information last updated on November 5th, 2025 at 12:02am MST