

# **\$549,900 - 36 Bridgeview Crescent, Fort Saskatchewan**

MLS® #E4439382

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,341 sqft

Single Family on 0.00 Acres

Bridgeview Fort Sask., Fort Saskatchewan, AB

Discover the charm of this custom-built home in the City of Fort Sask. Situated in a crescent, offering a fully developed 3+2 bedroom, 1340 sq.ft. air-conditioned bungalow with an attached heated garage. The main floor of the home features an open living room, a large kitchen with plenty of cupboards and counter space, and a spacious eating area. Garden door access to your private backyard, complete with a 2-tiered deck and an easy-to-maintain yard. 2 good-sized bedrooms on the main floor plus the primary bedroom, which features a walk-in closet and a 3PC en-suite, a 4PC bath, main floor laundry, and access to the garage, complete this level. Downstairs, you have two additional bedrooms, a 4PC bath, a recreation room and a utility room with ample storage. This home is within walking distance of shopping, schools and walking & biking trails. A bonus is the availability of extra parking on the driveway for your RV, and it overlooks the green space in front of the home—plenty of parking for guests.

Built in 2001

## **Essential Information**

MLS® # E4439382

Price \$549,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,341
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	36 Bridgeview Crescent
Area	Fort Saskatchewan
Subdivision	Bridgeview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4S4

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Front Porch
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	18
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 June 17th, 2025 at 10:34am MDT