

## **\$480,000 - 173 Cranston Place, Fort Saskatchewan**

---

MLS® #E4427292

### **\$480,000**

3 Bedroom, 3.00 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

This beautiful 2 Storey Home in the desirable neighbourhood of South-pointe boasts Care of Ownership and shows extremely well. Main level consists of an elegant kitchen with Stainless Steel Appliances, which opens up to the dining area and main living room. Also a 2 pc bathroom and a flex room are right down the hall. Upper level consists of a huge Master Bedroom with a 4 pc Ensuite and large walk in closet, 2 more bedrooms, another 4 pc bathroom, and Upper Floor Laundry! The basement is a must see! Features a large rec room fitted with a Projector, Screen, roughed in wiring for speakers and a Bar. Basement is finished off with a 2 pc bathroom. \*\*Home is Fully Finished with the EXCEPTION of one room which has been used for storage but can be easily converted to a 4th Bedroom\*\* Comes with Hot Water on Demand. Outside is a fully fenced and landscaped yard, large 20x13 2-tiered deck which is steps away from the Double Detached Garage. Minutes away from everything... shopping, schools, parks, and more!



Built in 2011

### **Essential Information**

MLS® #                    E4427292

Price                        \$480,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,475
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	173 Cranston Place
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0K9

### **Amenities**

Amenities	Bar, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 25th, 2025

Days on Market      17

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 April 11th, 2025 at 5:02pm MDT