

## \$569,900 - 5 Cranston Place, Fort Saskatchewan

MLS® #E4450475

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,713 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Backs onto a pond and walking trails with a walkout basement and sunset views! This beautifully laid-out home features an open-concept main floor that's perfect for everyday living and entertaining. Step out onto the upper deck - Ideal for BBQs and soaking in evening sunsets. Upstairs, you'll find a spacious primary bedroom complete with a fully renovated ensuite, plus two additional good sized bedrooms and a full main bath. The fully finished walkout basement offers even more space with a large family/recreation room, a flex room that's perfect for a home office or gym, and a partially finished bathroom ready for your personal touch. Additional highlights include a heated double garage and a covered lower patio that opens directly onto the walking trails and tranquil pond. A rare combination of location, layout and outdoor living.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450475  |
| Price      | \$569,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,713                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5 Cranston Place  |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0K7           |

### Amenities

|               |                                                                                     |
|---------------|-------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Gazebo, Walkout Basement |
| Parking       | Double Garage Attached, Parking Pad Cement/Paved                                    |
| Is Waterfront | Yes                                                                                 |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Countertop Electric, Washer, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 31st, 2025

Days on Market                16

Zoning                              Zone 62

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Listing information last updated on August 16th, 2025 at 3:17pm MDT