

# **\$829,990 - 46 Hummingbird Crescent, Fort Saskatchewan**

MLS® #E4459826

**\$829,990**

3 Bedroom, 2.50 Bathroom, 1,462 sqft  
Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

THIS HOME IS A WORK OF ART. Hillside bungalow featuring walkout basement - situated on a HUGE PIE LOT backing onto lake. Overloaded with convenience, this 3 BED + 3 BATH home is immaculate, just like new, providing incredible value in both location & design. With over 2,800 SqFt of living space, this house is perfect for the new or growing family- or retirees alike. Walk through the front door to towering ceilings, a beautiful expansive living & dining room + a dream chef's kitchen w/ quartz countertops & ample cabinetry. Luxury finishes throughout. Primary suite is a quiet oasis with 5 pc ensuite & walk-in closet. A walkout deck overlooks the beautiful lake. Downstairs features a HUGE rec room + 2 more large beds + full bath. INCREDIBLE backyard is fully fenced & landscaped with the perfect patio for R&R. Double oversized garage with extra tandem stall is heated/insulated + new epoxy floor. Central A/C. A perfectly situated home close to all amenities - experience Fort Saskatchewan living at its finest.

Built in 2022

## **Essential Information**

MLS® # E4459826



Price	\$829,990
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,462
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	46 Hummingbird Crescent
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Y4

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, No Smoking Home, Parking-Extra, Patio, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl, Hardie Board Siding

Exterior Features      Backs    Onto    Park/Trees,    Fenced,    Golf    Nearby,    Landscaped,  
Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Schools,  
Shopping Nearby, View Lake, See Remarks

Roof                              Asphalt Shingles

Construction              Wood, Stone, Vinyl, Hardie Board Siding

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                September 27th, 2025

Days on Market        3

Zoning                      Zone 62

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