

## **\$424,800 - 145 Santana Crescent, Fort Saskatchewan**

MLS® #E4442348

**\$424,800**

3 Bedroom, 2.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome home to this beautiful half duplex in Fort Saskatchewan in the community of South Fort, quiet Sienna neighborhood. The home was built by Sterling Homes in 2015. There are 3 beds up with a 3 piece ensuite in the Primary bedroom and another 4 piece bath upstairs. The main floor design is a welcoming open concept which is great for entertaining. All appliances are included. Basement is partly finished and ready for your completion. There is a huge rear deck so you can enjoy the southern sun and watch the wildlife walk past your yard. There is also a back gate to access the green space to go for a wilderness walks with you kids or fur babies. This home has a attached front insulated garage and a covered front porch. Enjoy your central A/C during those hot summer days!

Built in 2014

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4442348  |
| Price          | \$424,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,409     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 145 Santana Crescent |
| Area        | Fort Saskatchewan    |
| Subdivision | Sienna               |
| City        | Fort Saskatchewan    |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8L 0T2              |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizer, Front Porch, Hot Water Natural Gas |
| Parking Spaces | 3                                                                     |
| Parking        | Front Drive Access, Insulated                                         |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | ensuite bathroom                         |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator |
| Heating           | Forced Air-1, Natural Gas                |
| Stories           | 2                                        |
| Has Basement      | Yes                                      |
| Basement          | Full, Partially Finished                 |

### Exterior

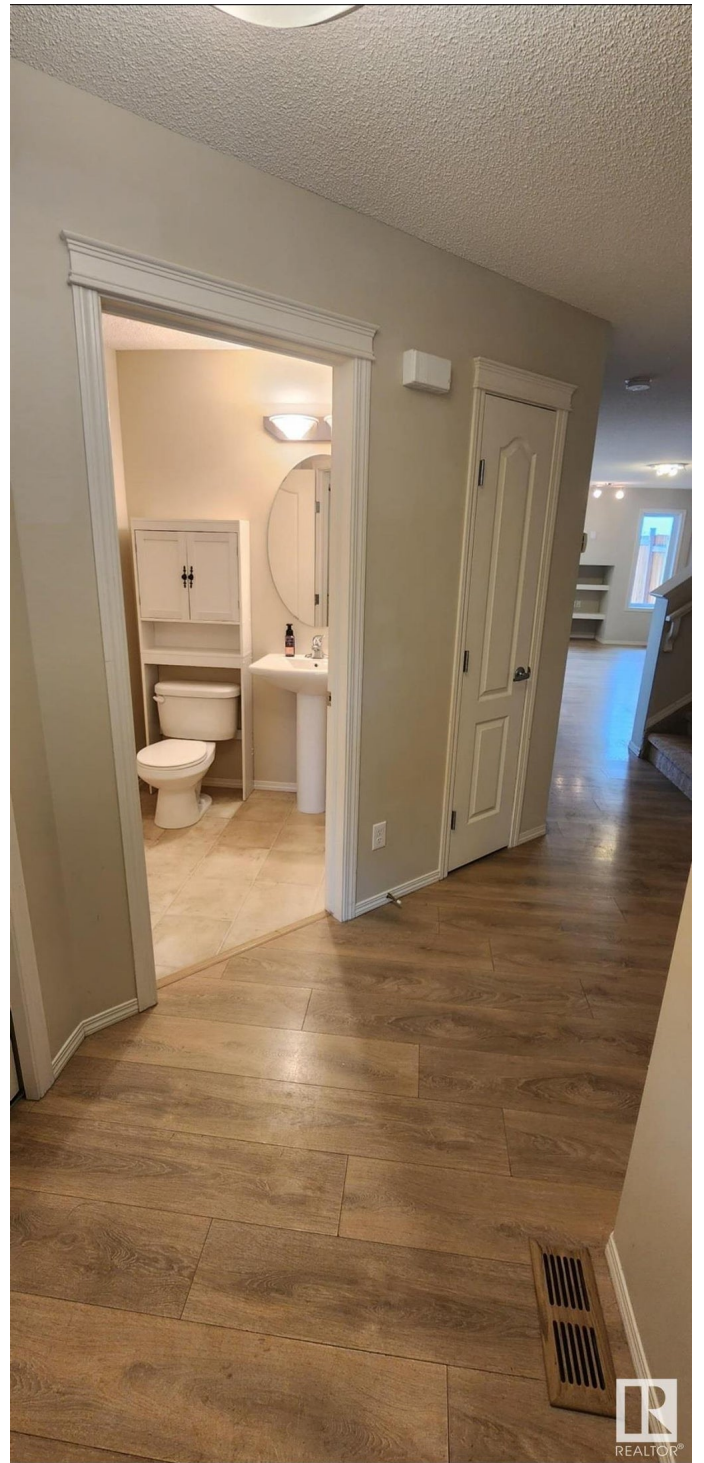
|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                    |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2025 |
|-------------|-----------------|



Days on Market 3  
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 16th, 2025 at 8:17pm MDT