

\$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

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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 5

Zoning Zone 62

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