

## \$420,000 - 26 Riverpointe Crescent, Fort Saskatchewan

MLS® #E4443966

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,116 sqft

Single Family on 0.00 Acres

River Pointe, Fort Saskatchewan, AB

Welcome to this 3 BEDROOM, 2 BATH bungalow located in the quiet community of Riverpointe. The main floor offers over 1,100 SQ FT of living space with a bright kitchen featuring WHITE CABINETRY and AMPLE COUNTER SPACE. The dining area opens to a spacious LIVING ROOM, ideal for everyday living. The PRIMARY BEDROOM includes a WALK-IN CLOSET and 3-PC ENSUITE. Two additional bedrooms and a 4-PC MAIN BATH complete the main level. The UNFINISHED BASEMENT provides future development potential with ROUGHED-IN PLUMBING. Located close to SCHOOLS, PARKS, TRAILS, and SHOPPING. QUICK POSSESSION available.

Built in 1996

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4443966      |
| Price          | \$420,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,116         |
| Acres          | 0.00          |
| Year Built     | 1996          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 3 Level Split          |
| Status   | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 26 Riverpointe Crescent |
| Area        | Fort Saskatchewan       |
| Subdivision | River Pointe            |
| City        | Fort Saskatchewan       |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8L 4H5                 |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Hot Water Natural Gas |
| Parking   | Double Garage Attached                                       |

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 62         |

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Listing information last updated on July 7th, 2025 at 8:17am MDT