

Courtesy Of Tom M Allison Of Real Broker

# \$469,999 - 36 Bremner Crescent, Fort Saskatchewan

MLS® #E4428009

**\$469,999**

3 Bedroom, 2.50 Bathroom, 1,485 sqft  
Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Spectacular Two-Storey in South Fort! This beautifully upgraded 3-bedroom, 2.5-bath home offers style, comfort, and functionality. Highlights include a spacious 22x24 double attached garage, hardwood and tile flooring, granite countertops, stainless steel appliances, and a cozy gas fireplace. Enjoy the efficiency of a high-efficiency furnace and tankless hot water system, plus a fully fenced and landscaped yard perfect for outdoor living. Upstairs, you'll find a generous primary suite with a 4-piece ensuite featuring a separate soaker tub and shower, two additional well-sized bedrooms, another full bath, and a bright bonus room—ideal for relaxing or entertaining. The finished basement adds even more living space, complete with durable vinyl plank flooring, a large rec/living room area, and a versatile office nook—perfect for working from home or study space. This home is truly turnkey, and is a must-see! Some updates include new shingles and central AC!

Built in 2009

## Essential Information

MLS® #	E4428009
Price	\$469,999
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	36 Bremner Crescent
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E2

### **Amenities**

Amenities	Air Conditioner, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 28th, 2025

Days on Market      10

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 April 7th, 2025 at 1:17pm MDT