

# \$819,800 - 44 Deer Meadow Crescent, Fort Saskatchewan

MLS® #E4413156

**\$819,800**

5 Bedroom, 3.50 Bathroom, 2,647 sqft  
Single Family on 0.00 Acres

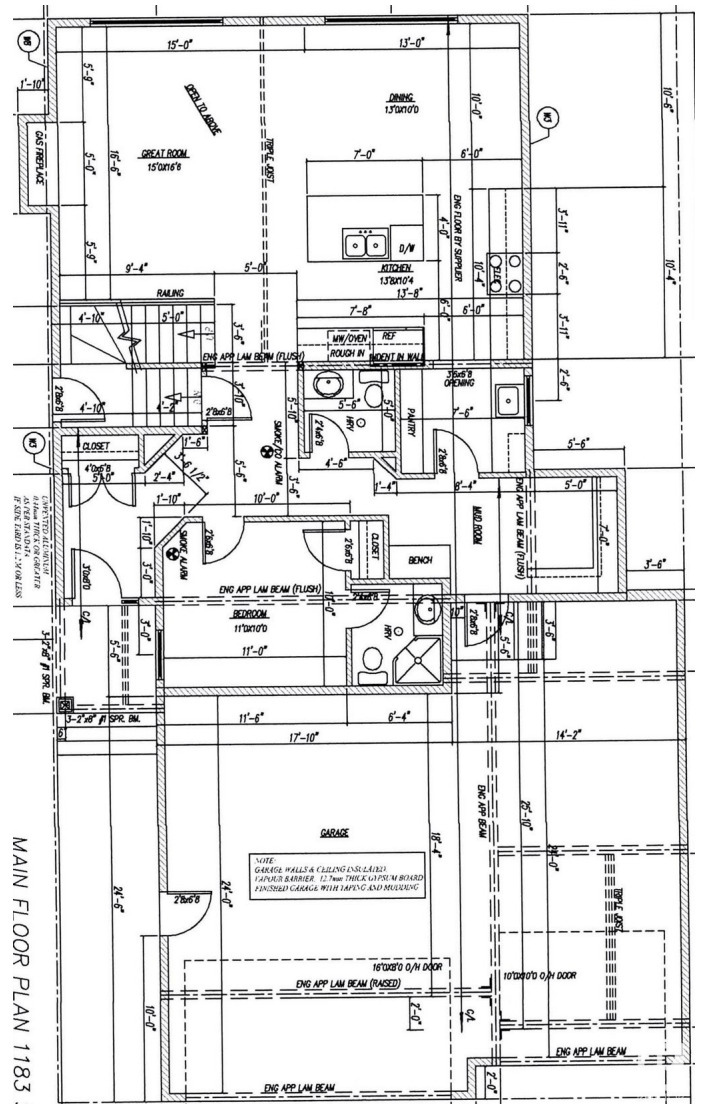
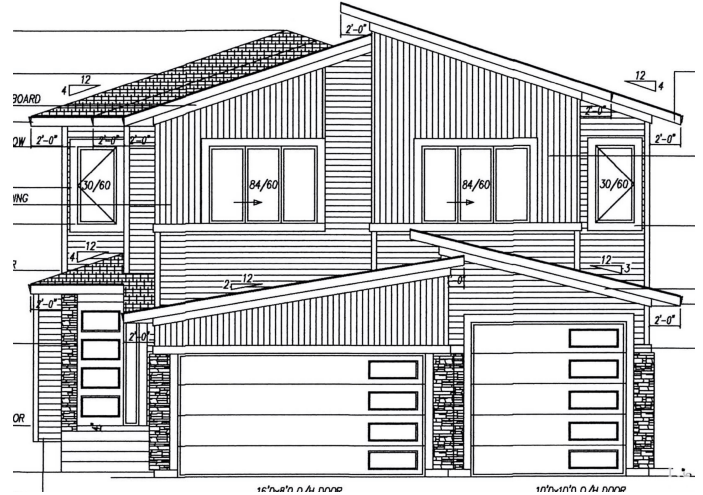
South Fort, Fort Saskatchewan, AB

10' RV bay and a triple garage measuring 24.6/28.8â€™™. This brand new two-story home spans 2,647 square feet and includes a main floor den that can serve as a bedroom or nanny suite, complete with its own three-piece bath and closet. The main floor boasts a butler pantry, a 7-foot island, and a living room with a soaring 17-foot ceiling. You'll also find a spacious mudroom. The upper level features a bonus room, four bedrooms, and a separate laundry room. The expansive master bedroom includes a five-piece ensuite that leads to an oversized closet. Thereâ€™™s a side entry for a potential future basement suite. All of this is situated in one of Fort Saskatchewanâ€™™s prime locations, backing onto a park and paved trail system. WALK OUT BASEMENT! Every similar floor plan to show home at 558 Meadowview Drive.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4413156  |
| Price      | \$819,800 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,647                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 44 Deer Meadow Crescent |
| Area        | Fort Saskatchewan       |
| Subdivision | South Fort              |
| City        | Fort Saskatchewan       |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8L 1Z4                 |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Walkout Basement                 |
| Parking   | Over Sized, Triple Garage Attached, See Remarks |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Freestanding   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Park/Reserve       |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

