

# \$559,999 - 40 Becker Crescent, Fort Saskatchewan

MLS® #E4458502

**\$559,999**

4 Bedroom, 3.50 Bathroom, 1,899 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this beautifully maintained 2-storey in South Fort offering nearly 1,900 sq ft plus a newly finished basement. The main floor features an open layout with a cozy living room fireplace and access to the landscaped yard with a large concrete patio and brand-new fence (2025). Upstairs you'll find a spacious bonus room, three bedrooms including a generous primary suite with walk-in closet and ensuite with soaker tub. The basement is a standout with a kitchenette, bedroom with ensuite, full living room with fireplace, and plenty of storage—perfect for extended family, guests, or multi-generation living. Recent updates include a new roof (2025), hot water tank (2019), and central AC. With 4 bedrooms, 3.5 bathrooms, a double attached garage, and a big yard, this home offers comfort, flexibility, and peace of mind in a desirable community close to schools, parks, trails, and every amenity.

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458502  |
| Price      | \$559,999 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,899                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 40 Becker Crescent |
| Area        | Fort Saskatchewan  |
| Subdivision | South Fort         |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 0C1            |

### Amenities

|           |                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Front Porch, No Smoking Home, Patio, See Remarks |
| Parking   | Double Garage Attached                                                                                                                               |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Brick Facing, Insert                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                             |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 49                   |
| Zoning         | Zone 62              |

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Listing information last updated on November 7th, 2025 at 7:47pm MST