

## \$274,000 - 53 Crescent Drive, Fort Assiniboine

MLS® #E4434800

**\$274,000**

3 Bedroom, 2.00 Bathroom, 1,240 sqft  
Single Family on 0.00 Acres

Fort Assiniboine, Fort Assiniboine, AB

Comfortable bungalow on a quiet street in Fort Assiniboine. The home is well built with 3 bedrooms on the main level along with the kitchen, living room and laundry. The main bath has recently been upgraded. The fully finished basement has a sitting area that could be a bedroom and a Rec room with potential as well. There is lots of storage along with a cold room. The entrance has a screened enclosure and has a removable wheelchair ramp. The front yard is tiered with a stone wall. The backyard has a sitting area along with a beautiful wood storage area and an oversized double garage.

Built in 1979

### Essential Information

MLS® #	E4434800
Price	\$274,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,240
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status Active

## Community Information

Address 53 Crescent Drive  
Area Fort Assiniboine  
Subdivision Fort Assiniboine  
City Fort Assiniboine  
County ALBERTA  
Province AB  
Postal Code T0G 1A0

## Amenities

Amenities Off Street Parking, R.V. Storage  
Parking Double Garage Detached

## Interior

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,  
Stove-Electric, Washer  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

## Exterior

Exterior Wood, Composition  
Exterior Features Back Lane  
Roof Metal  
Construction Wood, Composition  
Foundation Concrete Perimeter

## Additional Information

Date Listed May 6th, 2025  
Days on Market 10  
Zoning Zone 70

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