



\$499,900

55 CRESCENT AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Welcome to this charming ranch-style home offering the perfect blend of comfort, space, and convenience, all just minutes from the best of Saratoga Springs. Enjoy easy first-floor living with a living room, a well-appointed kitchen, a primary suite, a second bedroom, and a full bath. The finished basement adds versatility with additional bedroom, a family room, and a laundry area—ideal for guests or a home office. Step outside to your private backyard oasis featuring a cozy fire pit and a relaxing patio area—perfect for summer evenings and entertaining. Located just 1/4 mile from Saratoga Spa State Park, 1 mile from the Saratoga Race Track, and 1.5 miles to vibrant downtown Saratoga, this home offers the ultimate lifestyle of convenience and recreation.

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 18 hours ago

List Office Name: Coldwell Banker Prime Properties

List Agent Office Phone: 518-774-7653

County: Saratoga

Lot Size Acres: 0.24 acres

Category: Residential

Status: Active

Bedrooms: 3 beds

Half baths: 0 half baths

Zoning: Single Residence

MLS ID: 202521715

List Agent Email: pgeniti139@gmail.com

Days On Market: 1

Living Area sqft: 1008

Lot Size Dimensions: 81 x 142.8

Type: Single Family Residence

Total Rooms: 7

Bathrooms: 2 baths

Year built: 1960

Directions

Directions: Corner of Crescent and Reservoir

Building Details

Construction Materials: Block, Vinyl Siding

Basement: Finished, Full, Heated

Architectural Style: Ranch

Patio & Porch: Patio

Roof: Asphalt, Shingle

Fencing: Vinyl, Back Yard, Fenced, Privacy

Interior Features

Floor Covering: Ceramic Tile, Hardwood

Cooling: Central Air

Interior Features: Walk-In Closet(s), Built-in Features

Laundry Features: In Basement, Laundry Room

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Dryer, Gas Oven, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Washer/Dryer

Above Grade Finished Area Source: Public Records

Bathrooms Full: 2



Exterior Features

Parking: Off Street, Paved

Lot Size Units: Acres

Lot Features: Level, Road Frontage, Cleared, Corner Lot, Landscaped

Exterior Features: Lighting

Lot Size Area: 0.24

Amenities & Features

Sewer: Public Sewer

Electric: Circuit Breakers

Water: Public

Other Equipment: Dehumidifier

Financial

Possession: At Closing

Tax Annual Amount: \$4,089

Tax Lot: 36.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 178.16

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

