# \$399,000 - 2 Red Canyon Way, Fort Saskatchewan

MLS® #E4441997

#### \$399,000

3 Bedroom, 2.50 Bathroom, 1,332 sqft Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this affordable 3 Bedroom + Home Office home with Fully Finished Basement and Double Attached Garage! Updates include Central Air Conditioning, Heated Garage and a Professionally Finished Basement with All Permits in Place! Your large front foyer leads you into the bright and open living space with Gas Fireplace, Large Windows and full-sized Dining Room! Upstairs includes 3 bedrooms and 2 bathrooms including a great master with ensuite! Downstairs, find a large Bonus Room, Large Home Office and tons of storage. Your sunny South-Facing yard is fully fenced and comes with a great deck and shed! This is the perfect family home on a great corner lot in a prime quiet neighbourhood! Welcome Home!

Built in 2008

#### **Essential Information**

MLS® # E4441997 Price \$399,000

Bedrooms 3

Bathrooms 2.50

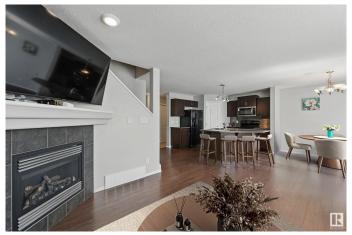
Full Baths 2

Half Baths 1

Square Footage 1,332

Acres 0.00







Year Built 2008

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 2 Red Canyon Way
Area Fort Saskatchewan

Subdivision South Fort

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0E7

#### **Amenities**

Amenities Air Conditioner, Deck, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached, Heated, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary James Mowat

Middle Ecole Rudolph Hennig

High John Paul II

## **Additional Information**

Date Listed June 12th, 2025

Days on Market 4

Zoning Zone 62

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Listing information last updated on June 15th, 2025 at 9:31pm MDT