

Courtesy Of Aldo Esposito Of Century 21 Masters

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:47pm MDT