

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

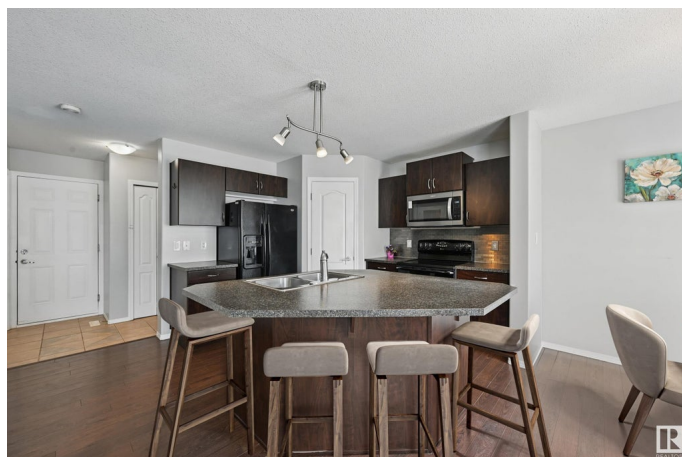
South Fort, Fort Saskatchewan, AB

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         |

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Listing information last updated on June 16th, 2025 at 7:17am MDT