

## **\$334,900 - 37 Red Canyon Way, Fort Saskatchewan**

MLS® #E4432597

**\$334,900**

2 Bedroom, 2.50 Bathroom, 1,233 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this beautifully maintained half duplex perfect for the investor or first time home buyer! Step into the inviting open-concept living space featuring a corner gas fireplace, laminate flooring, and a 2 pc bathroom. The kitchen seamlessly connects to the living and dining areas, making the heart of the home feel warm and connected. Patio doors open to a large backyard—perfect for outdoor dining and gardening. Whether you're hosting summer barbecues or creating a quiet retreat, the space offers endless possibilities. The upper level offers two generously sized primary bedrooms, each complete with its own private ensuite and walk in closet. One primary ensuite has a 4 piece bath, the second offers a 3 piece bathroom. There is upstairs laundry for super convenience! The basement is unfinished and has lots of room for storage. Single attached garage. Close to all amenities, schools, and easy access to both highways 21 and 15. This is a fantastic opportunity and investment!

Built in 2008

### **Essential Information**

MLS® # E4432597

Price \$334,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	37 Red Canyon Way
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E8

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	7
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 May 1st, 2025 at 2:33pm MDT