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

MLS® #E4432597

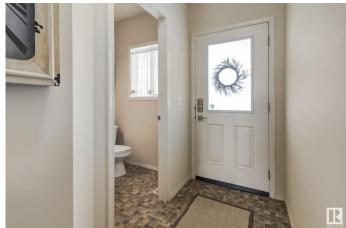
\$334.900

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 backyardâ€"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

Half Baths 1

Full Baths

Square Footage 1,233 Acres 0.00

Year Built 2008

Type Single Family

2

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 3:32pm MDT