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

MLS® #E4432597

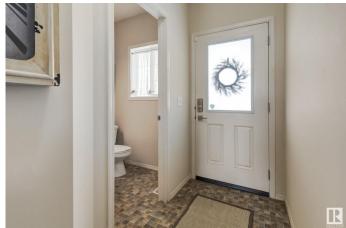
### \$334.900

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 2

Zoning Zone 62

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Listing information last updated on April 26th, 2025 at 2:32am MDT