

## **\$354,000 - 33 Red Canyon Way, Fort Saskatchewan**

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MLS® #E4443035

**\$354,000**

3 Bedroom, 2.50 Bathroom, 1,221 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This half-duplex in Fort Saskatchewan is an opportunity with excellent starter home or investor income potential. The open-concept main floor plan includes an upstairs with master bedroom and ensuite plus two bedrooms. The main floor features a bright living area with kitchen and dining flowing together, offering a functional layout. Patio doors lead to a fenced backyard, great for enjoyment or home gardening. Laundry in the unfinished basement with plenty of storage room and future development potential. A single attached garage works for year-round appeal. Home is located close to schools, amenities, Dow Centennial Centre, retail and restaurants. This location has easy access to Highways 21 and 15 and with a short commute to Edmonton and Alberta's Industrial Heartland this property has proven, steady rental demand - or would provide space for a young family to grow into.

Built in 2008

### **Essential Information**

MLS® #	E4443035
Price	\$354,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,221
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	33 Red Canyon Way
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E8

### Amenities

Amenities	Hot Water Electric, See Remarks
Parking	Insulated, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-1
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information



Date Listed	June 17th, 2025
Days on Market	21
Zoning	Zone 62

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