

## \$319,000 - 29 Red Canyon Way, Fort Saskatchewan

MLS® #E4446197

**\$319,000**

3 Bedroom, 2.50 Bathroom, 1,165 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

In the growing City of Fort Saskatchewan, this half-duplex is a fantastic choice for those seeking a starter home or an investment property. The main floor features a welcoming living area with a cozy corner gas fireplace, a kitchen and dining area with patio doors leading to a fenced backyard, a perfect spot for children, a family pet, or gardening. The convenience of a 2PC bath off the front entry adds to the practicality. Upstairs, a spacious primary bedroom with a 3-piece en-suite, an upper 4-piece bath, and two well-sized bedrooms await. The unfinished basement has laundry area, ample storage space, ready for future development. A single attached garage is an added bonus. Your new home is located near schools, shopping, and the Dow Centennial Centre, offering a convenient lifestyle. With easy access to Highways 21 and 15, and a short commute to Edmonton and Alberta's Industrial Heartland.

Built in 2008

### Essential Information

MLS® # E4446197

Price \$319,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	29 Red Canyon Way
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E8

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Front Porch, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Public Swimming Pool,

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

### **Additional Information**

Date Listed	July 6th, 2025
Days on Market	1
Zoning	Zone 62

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