

## \$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          |

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Listing information last updated on May 1st, 2025 at 6:17pm MDT