

## **\$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 Rem  |
| Parking   | Insulated, Single Garage Att |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven- |
| 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 | 57              |
| Zoning         | Zone 62         |

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