

\$324,900 - 3 Red Canyon Way, Fort Saskatchewan

MLS® #E4458019

\$324,900

3 Bedroom, 2.50 Bathroom, 1,235 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Step into this bright and inviting 1,235 sq ft south-facing half-duplex in Southfort! Welcoming and spacious front entry invites you into the open-concept main floor featuring a spacious kitchen with island, eating bar, ample cabinetry, and modern finishes. The living and dining areas are filled with natural light and anchored by a cozy gas fireplace. A 2-pc bath completes the main level. Upstairs offers 3 large bedrooms, including a generous primary with 3-pc ensuite, plus a full 4-pc bath. The basement is ready for your personal touch. Outside, enjoy a fully fenced yard with two-tier deck—perfect for play or entertaining. Located near schools, shopping, Hwy 21, and the Dow Centennial Centre. Enjoy nearby trails, parks, and ponds. A fantastic family home in a vibrant community!

Built in 2008

Essential Information

MLS® #	E4458019
Price	\$324,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00



Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3 Red Canyon Way
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E7

Amenities

Amenities	Deck, Front Porch
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 16th, 2025

Zoning Zone 62

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