

Courtesy Of Daryl J Appleton Of Real Broker

# \$535,000 - 1 Ridgeland Way, Fort Saskatchewan

MLS® #E4452366

**\$535,000**

3 Bedroom, 3.50 Bathroom, 1,797 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this beautifully updated 2-storey home in sought-after South Fort, situated on a large corner lot and walking distance to schools, parks, trails, and shopping. Step inside to a bright open-concept main level with all-new flooring, fresh paint, and abundant natural light from the many windows. The kitchen boasts brand-new stainless steel appliances and flows seamlessly into the dining and living areas. Convenient main-floor laundry offers access to the double attached garage. Upstairs features three bedrooms, including a spacious primary retreat with walk-in closet and luxurious 4-piece ensuite with soaker tub, plus a large bonus room and another full bath. The fully finished basement is ideal for relaxing or entertaining, with a generous family room and a large 3-piece bath. Outside, enjoy a deck overlooking a fenced yard with plenty of space for kids or pets to play. With central A/C, a new hot water tank (2025), and easy highway access, this move-in-ready home truly has it all.

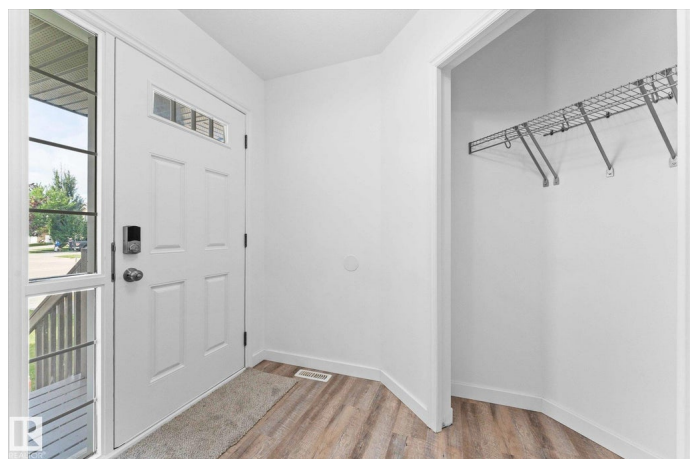
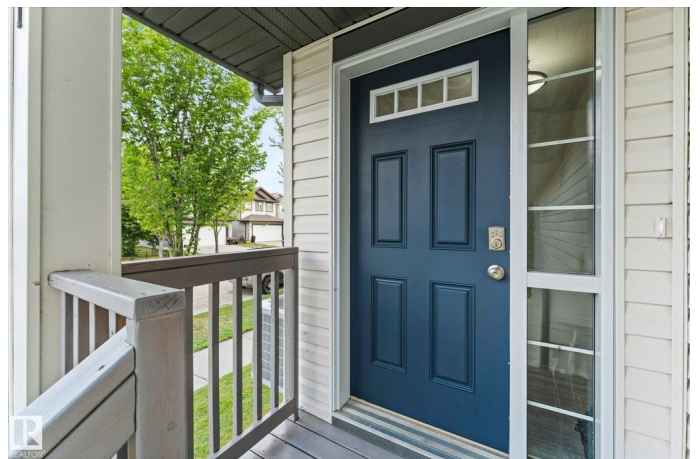
Built in 2011

## Essential Information

MLS® # E4452366

Price \$535,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,797
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1 Ridgeland Way
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E7

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Level Land, Playground Nearby, Public Swimming

Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed August 11th, 2025  
Days on Market 23  
Zoning Zone 62

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Listing information last updated on September 3rd, 2025 at 3:17am MDT