

Courtesy Of Dave Cousins Of RE/MAX River City

# \$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

Days on Market 1

Zoning Zone 62

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Listing information last updated on September 17th, 2025 at 1:32pm MDT