

# \$424,702 - 74 Red Canyon Way, Fort Saskatchewan

MLS® #E4449761

**\$424,702**

3 Bedroom, 3.00 Bathroom, 1,309 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

4 BATHROOMS.... 3 BEDROOMS.... FULLY FINISHED BASEMENT.....BIG YARD.....ALMOST 1800 SQ FT DEVELOPED....NO CONDO FEES....DOUBLE ATTACHED GARAGE...~!WELCOME HOME!~ Perfect for families or investors, this home checks every box â€” fully finished basement, 4 bathrooms, 3 spacious bedrooms, and a big fenced yard. The heart of the house has a large kitchen, perfect island, large pantry, pot lights, a cozy gas fireplace, and oversized windows that flood the space with natural light. Upstairs, youâ€™ll find three generous bedrooms, a 4-piece kids/guest bath, plus a primary suite with a walk-in closet and 4-piece ensuite. The finished basement adds even more living space with a full bathroom â€” perfect for a rec room or guest retreat. Outside, enjoy the perfect deck, landscaped yard, including raised garden beds and close proximity to a park and quick access to shopping, dining schools parks and more!!

Built in 2010

## Essential Information

MLS® # E4449761

Price \$424,702

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,309
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	74 Red Canyon Way
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E7

### Amenities

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	5
Zoning	Zone 62

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