

## \$399,702 - 74 Red Canyon Way, Fort Saskatchewan

MLS® #E4449761

**\$399,702**

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 \$399,702

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 | 33              |
| Zoning         | Zone 62         |

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Listing information last updated on August 27th, 2025 at 9:17pm MDT