

\$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	42
Zoning	Zone 62

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