

\$354,000 - 33 Red Canyon Way, Fort Saskatchewan

MLS® #E4443035

\$354,000

3 Bedroom, 2.50 Bathroom, 1,221 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This half-duplex in Fort Saskatchewan is an opportunity with excellent starter home or investor income potential. The open-concept main floor plan includes an upstairs with master bedroom and ensuite plus two bedrooms. The main floor features a bright living area with kitchen and dining flowing together, offering a functional layout. Patio doors lead to a fenced backyard, great for enjoyment or home gardening. Laundry in the unfinished basement with plenty of storage room and future development potential. A single attached garage works for year-round appeal. Home is located close to schools, amenities, Dow Centennial Centre, retail and restaurants. This location has easy access to Highways 21 and 15 and with a short commute to Edmonton and Alberta's Industrial Heartland this property has proven, steady rental demand - or would provide space for a young family to grow into.

Built in 2008

Essential Information

MLS® #	E4443035
Price	\$354,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,221
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	33 Red Canyon Way
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E8

Amenities

Amenities	Hot Water Electric, See Remarks
Parking	Insulated, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Range
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information



Date Listed	June 17th, 2025
Days on Market	50
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 2:47pm MDT