

\$379,900 - 88 Canyon Road, Fort Saskatchewan

MLS® #E4239551

\$379,900

3 Bedroom, 3.00 Bathroom, 1,481 sqft
Single Family on 0.08 Acres

South Fort, Fort Saskatchewan, AB

Awesome home! End unit, larger corner lot backing onto a greenspace, walking trail and next to a park. Features and extras include CENTRAL AIR, a HEATED DOUBLE GARAGE with EXTRA PARKING for 4 in the DRIVEWAY, a MAINTENANCE FREE DECK with NATURAL GAS for the BBQ, and a FINISHED BASEMENT. On the main floor you walk through a large entry leading to a huge kitchen with granite tops with room for an island, stainless appliances, lots of white European cabinets and a large pantry, this all opens to the bright living room, nice eating area and doors leading to your deck and backyard. Upstairs are the huge primary bedroom with walk-in closet and 4 piece ensuite, 2 more good size bedrooms, laundry room, main bathroom and an office nook. Flooring through out is vinyl plank with carpet upstairs. The basement is fully finished and has a bathroom rough in. This move in ready home could be yours.

Built in 2016

Essential Information

MLS® #	E4239551
Price	\$379,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,481
Acres	0.08
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE

Community Information

Address	88 Canyon Road
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0W2

Amenities

Features	Air Conditioner, Deck, Vinyl Windows
Parking	Double Garage Attached
# of Garages	2

Interior

Interior	Carpet, Vinyl Plank
Interior Features	Air Conditioning-Central, Dryer, Garage Opener, Hood Fan, Stove-Electric, Window Coverings, Humidifier-Power (Furnace), Refridgerator - Energy Star, Washer - Energy Star, Garage heater, Alarm/Security System, Dishwasher - Energy Star, Garage Control
Heating	Forced Air-1
# of Stories	3
Has Basement	Yes
Basement	Full, Fully Finished

Exterior

Exterior	Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner, Fenced, Landscaped
Roof	Asphalt Shingles

Construction Wood Frame
Foundation Concrete

Additional Information

Date Listed April 21st, 2021

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