

## \$438,500 - 35 Redding Way, Fort Saskatchewan

MLS® #E4440665

**\$438,500**

5 Bedroom, 3.50 Bathroom, 1,498 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to the sought-after community of South Fort & find this beautiful, fully finished, 2-Storey, half duplex situated on a corner lot w/ a detached double garage, offering 5 Bedrooms and 3.1 Bathrooms! This fabulous, family home presents a modern, neutral-palette aesthetic. Natural light in abundance! The open-concept Main Living area to the Kitchen & Dining encourages ease of entertainment & togetherness. Kitchen boasts granite countertops, center island, pantry & SS appliances. This home is complimented with gorgeous vinyl plank throughout the upper levels. Upstairs presents generous Primary Bedroom w/ walkin closet & 3pc ensuite, a 4pc Main Bath & Bedrooms 2 & 3. Laundry is conveniently located upstairs. Bedroom 4 is on the main level. The Basement w/ side entrance offers a great family Rec Space, 3pc Bath, Storage space & the 5th Bedroom. Step outside and enjoy the deck and beautiful, fenced backyard. Gas line for BBQ. Home has Central A/C. Enjoy walking paths, green space & man-made lake nearby.

Built in 2020

### Essential Information

MLS® # E4440665

Price \$438,500



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,498         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 35 Redding Way    |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0S7           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Golf Nearby, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Slab   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| 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 June 16th, 2025 at 3:02pm MDT