

# **\$535,000 - 1 Ridgeland Way, Fort Saskatchewan**

MLS® #E4452366

**\$535,000**

3 Bedroom, 3.50 Bathroom, 1,797 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this beautifully updated 2-storey home in sought-after South Fort, situated on a large corner lot and walking distance to schools, parks, trails, and shopping. Step inside to a bright open-concept main level with all-new flooring, fresh paint, and abundant natural light from the many windows. The kitchen boasts brand-new stainless steel appliances and flows seamlessly into the dining and living areas. Convenient main-floor laundry offers access to the double attached garage. Upstairs features three bedrooms, including a spacious primary retreat with walk-in closet and luxurious 4-piece ensuite with soaker tub, plus a large bonus room and another full bath. The fully finished basement is ideal for relaxing or entertaining, with a generous family room and a large 3-piece bath. Outside, enjoy a deck overlooking a fenced yard with plenty of space for kids or pets to play. With central A/C, a new hot water tank (2025), and easy highway access, this move-in-ready home truly has it all.

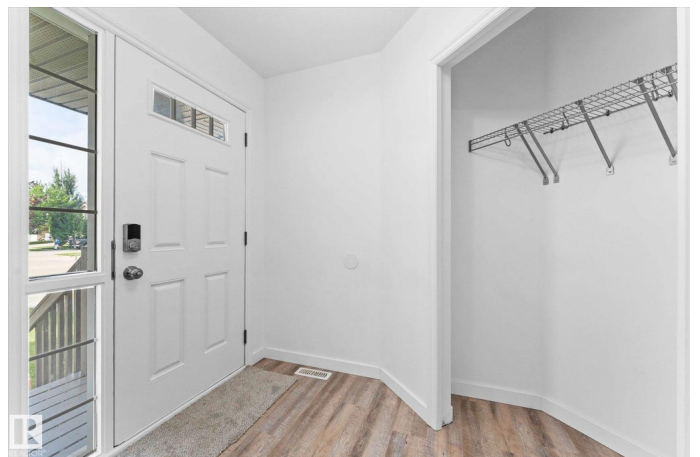
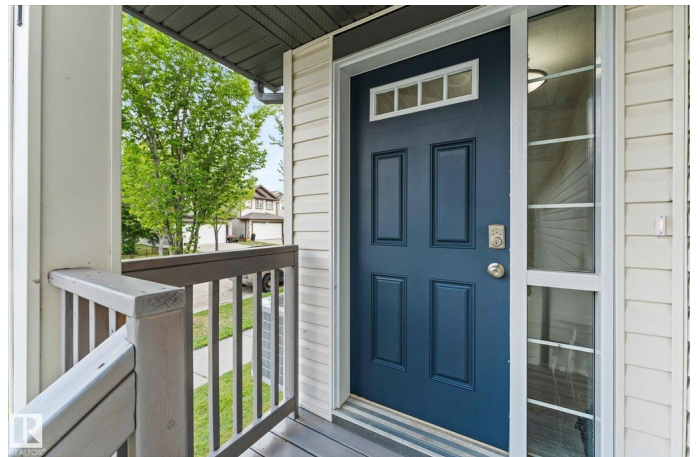
Built in 2011

## **Essential Information**

MLS® # E4452366

Price \$535,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,797                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1 Ridgeland Way   |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0E7           |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke |
| Parking   | Double Garage Attached                 |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Corner Lot, Fenced, Level Land, Playground Nearby, Public Swimming |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Pool, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Vinyl                                           |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 30                |
| Zoning         | Zone 62           |

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Listing information last updated on September 10th, 2025 at 7:02pm MDT