

## \$389,900 - 76 Radcliffe Wynd, Fort Saskatchewan

MLS® #E4464753

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,582 sqft  
Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Well Maintained 3 bedroom, 2.5-bathroom duplex located on a quiet cul-de-sac in Southfort Ridge. This home features a spacious, open-concept main floor, including a large kitchen with stainless steel appliances, a dining area, and a large great room centered around a gas fireplace. This level also includes a two-piece guest bathroom. Upstairs, the home offers a very large master bedroom complete with a four-piece ensuite and a walk-in closet. You will also find two additional bedrooms and a four-piece guest bath on this floor. The exterior is fully landscaped and fenced, featuring a deck that is perfect for entertaining with natural gas BBQ, freshly laid sod, and a dedicated dog run. The basement is ready for development, offering a great space for a gym or playroom, with built-in storage along the walls and ceiling. The location provides easy access to walking trails, a playground, and all local amenities.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464753  |
| Price      | \$389,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,582         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 76 Radcliffe Wynd |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0M6           |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                                         |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                               |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

Date Listed November 5th, 2025

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 November 5th, 2025 at 2:18pm MST