

Courtesy Of Jeff J Johnson and Sandy Johnson Of Realty Focus

# \$499,900 - 41 Dorais Way, Fort Saskatchewan

MLS® #E4425610

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,714 sqft  
Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Welcome to this exquisite two-story home, offering 1,713 sq. ft. of living space on a generous corner lot. This beautifully crafted property features 3 bedrooms and 2.5 baths, making it an excellent choice for families. Extra side door entrance. The main level presents an open-concept design that seamlessly integrates a modern kitchen, living room, and dining area, perfect for entertaining. Relax in the living room, which includes an electric fireplace and a chic feature wall for added warmth. A convenient half bath is also located on the main floor. Ascend to the upper level, where the luxurious master bedroom awaits, showcasing an elegant feature wall and a 4-piece ensuite complete with a custom shower and standalone tub, creating a spa-like atmosphere. 2 additional bedrooms a laundry room on this floor enhance family convenience. Situated just a short walk to local school, this home is ideally located for young families. Enjoy the perfect blend of comfort, convenience, and style in this wonderful home.



Built in 2023

## Essential Information

MLS® #	E4425610
Price	\$499,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,714
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	41 Dorais Way
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0X3

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Hot Water Tankless, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Playground Nearby, Public Transportation, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
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Days on Market	21
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Zoning	Zone 62
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Listing information last updated on April 3rd, 2025 at 2:32pm MDT