

# \$599,900 - 6 Dorais Way, Fort Saskatchewan

MLS® #E4425611

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,205 sqft

Single Family on 0.00 Acres

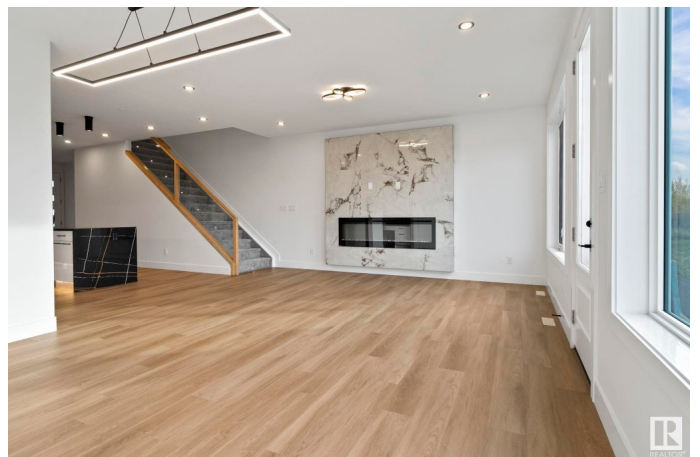
South Pointe, Fort Saskatchewan, AB

This beautiful 2,205 sq. ft. family residence on a Regular Lot seamlessly combines modern elegance with functionality. Backing onto walking trails. Featuring three generous bedrooms and 2.5 bathrooms, it's an ideal choice for a growing family. The main floor includes a built-in office, providing a perfect workspace for remote work. The open-concept kitchen flows effortlessly into a bright living room and dining area, making it suitable for everyday living as well as entertaining guests. A convenient half bath is also located on this level. Upstairs, you'll find a spacious bonus room, perfect for family movie nights or a cozy retreat. The luxurious master suite includes a 5-piece ensuite, featuring a custom shower and a standalone tub, creating a spa-like atmosphere. Two additional bedrooms and a full bathroom round out the upper level. Just a short walk from the local school, this home offers unparalleled convenience for families with children, making it a must-see!

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4425611  |
| Price     | \$599,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,205                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6 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, Detectors Smoke, Hot Water Tankless, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric |
| 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 | Backs Onto Park/Trees, Playground Nearby, Public Transportation, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 13th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 40 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 62 |
|--------|---------|

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Listing information last updated on April 21st, 2025 at 11:47pm MDT