

# **\$464,900 - 53 Dillingham Avenue, Fort Saskatchewan**

MLS® #E4428173

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,750 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Welcome to 53 Dillingham Ave in the heart of Fort Saskatchewan! This stylish 1,750 sq. ft. 2-storey home offers the perfect blend of modern design and everyday comfort. Featuring 3 spacious bedrooms and 2.5 bathrooms, including a 4-piece ensuite, this home checks all the boxes. The main floor features an open-concept layout with a bright front living room, central dining area, and a sleek kitchen at the back—perfect for entertaining or everyday living. Modern finishes, central A/C, and a double detached garage add to the appeal. The unfinished basement is a blank canvas, ready for your personal touch. Outside, you’ll find a fully landscaped and fenced yard—ideal for kids, pets, or simply relaxing. Plus, it’s located directly across the street from a park and playground, making it a great fit for families. Located close to the South Pointe K-9 School, and all major amenities. This home is perfect for the first time home buyer, someone looking to downsize, or an investor.

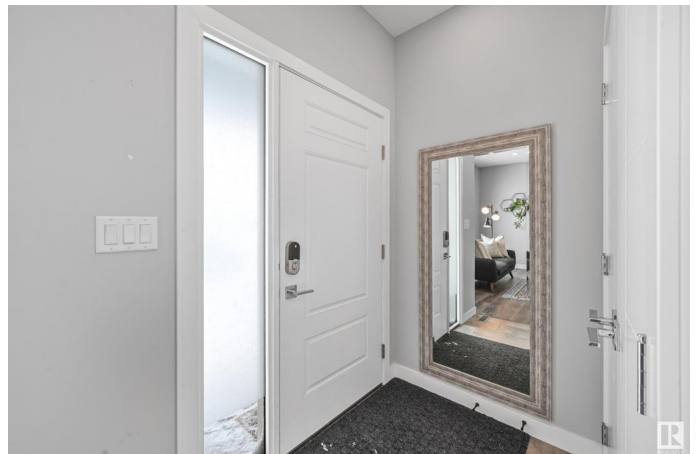
Built in 2018

## **Essential Information**

MLS® # E4428173

Price \$464,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,750                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 53 Dillingham Avenue |
| Area        | Fort Saskatchewan    |
| Subdivision | South Pointe         |
| City        | Fort Saskatchewan    |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8L 0N2              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Detectors Smoke, Exterior Walls-2"x6", Front Porch, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached  |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 62          |

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Listing information last updated on April 20th, 2025 at 8:47pm MDT