

Courtesy Of Jocelyn White Of Real Broker

\$474,900 - 31 Dorais Way, Fort Saskatchewan

MLS® #E4457400

\$474,900

3 Bedroom, 2.50 Bathroom, 1,708 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Prime location! Steps from South Pointe School, parks, and trails! This 2022 built ,1,700 sq/ft home offers 3 spacious bedrooms and 2.1 baths, including DOUBLE SINKS in the primary ENSUITE, and stylish finishes throughout. Enjoy the west-facing FRONT PORCH overlooking ample street parking, an east-facing BACK DECK and completed landscaping throughout. When youâ€™re too hot..head inside for some A/C! SEPARATE ENTRANCE to the basement where framing for future a den, bathroom and living space has already started, waiting for your perfect touch! Plus a cement pad for your future double garage is ready to go. Move in and make it your own!

Built in 2022

Essential Information

MLS® #	E4457400
Price	\$474,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,708
Acres	0.00
Year Built	2022



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	31 Dorais Way
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0X3

Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking	Parking Pad Cement/Paved, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	South Pointe School
Middle	South Pointe School
High	Fort Saskatchewan High

Additional Information

Date Listed	September 12th, 2025
Days on Market	5
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 September 17th, 2025 at 1:17pm MDT