

# \$574,900 - 6 Dorais Way, Fort Saskatchewan

MLS® #E4450736

**\$574,900**

3 Bedroom, 2.50 Bathroom, 2,205 sqft  
Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Elegant 2,205 sq. ft. Family Home! Backing onto scenic walking trails, this residence blends modern elegance with everyday practicality. With 3 spacious bedrooms, 2.5 bathrooms, and a main-floor built-in office, itâ€™s perfect for both busy families and remote professionals. The open-concept kitchen features plenty of storage, a large island, and flows seamlessly into a bright dining area and inviting living roomâ€”ideal for entertaining or relaxing evenings at home. A convenient half bath completes the main floor. Upstairs, a generous bonus room offers a cozy retreat for movie nights or family gatherings. The luxurious primary suite boasts a 5-piece ensuite with a custom shower, standalone tub, and walk-in closet. Two additional bedrooms and a full bath complete the upper level. Situated just a short walk from the local school and surrounded by nature, this home offers the perfect combination of comfort, style, and locationâ€”truly a must-see for any family!

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450736  |
| Price     | \$574,900 |
| 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    | August 1st, 2025 |
| Days on Market | 39               |
| 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 9th, 2025 at 1:47am MDT