

# \$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

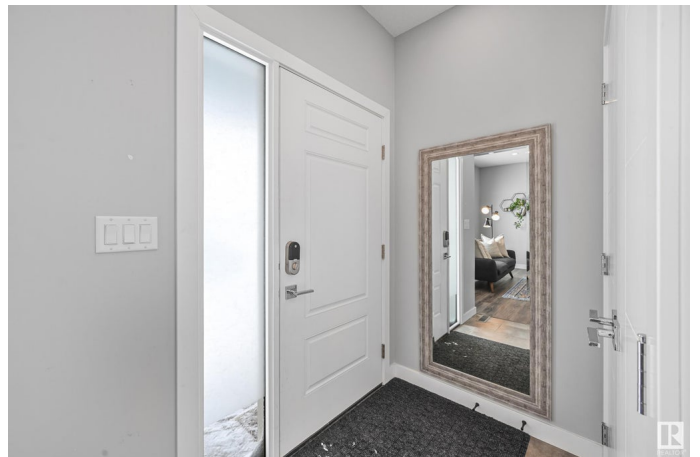
South Pointe, Fort Saskatchewan, AB

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	6
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 April 3rd, 2025 at 4:47pm MDT