

## \$579,998 - 22 Enns Court, Fort Saskatchewan

MLS® #E4428919

**\$579,998**

3 Bedroom, 2.50 Bathroom, 2,167 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Welcome to the Columbia by award-winning Pacesetter Homes, nestled on a quiet, festive street in South Pointe, Fort Saskatchewan. Imagine celebrating the holidays in this stunning 2153 sq ft home, where every detail is designed for comfort and luxury! Step through the spacious front entrance into a cozy flex room—perfect as a fourth bedroom or a cheerful office. The gourmet kitchen features quartz counters, a large walkthrough pantry to the mudroom and garage, ideal for entertaining with ease. Oversized windows fill the home with natural light, creating a warm, inviting atmosphere. Upstairs, unwind in the luxurious 5-piece ensuite off the primary bedroom. Two oversized secondary bedrooms each come with their own study spaces, perfect for seasonal crafts or homework. With a side entrance offering future suite potential, this home is perfect for future development. \*\*\* The home is under construction, and the photos are from a previously built home. Colors and finishes may vary \*\*\*

Built in 2024

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428919  |
| Price    | \$579,998 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,167                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 22 Enns Court     |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0Y8           |

### Amenities

|               |                              |
|---------------|------------------------------|
| Amenities     | Lake Privileges, See Remarks |
| Parking       | Double Garage Attached       |
| Is Waterfront | Yes                          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Lake, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks |
| Roof              | Asphalt Shingles   |

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed April 2nd, 2025  
Days on Market 19  
Zoning Zone 62



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