

# \$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 | 3                    |
| Zoning         | Zone 62              |

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Listing information last updated on September 15th, 2025 at 9:47am MDT