

\$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

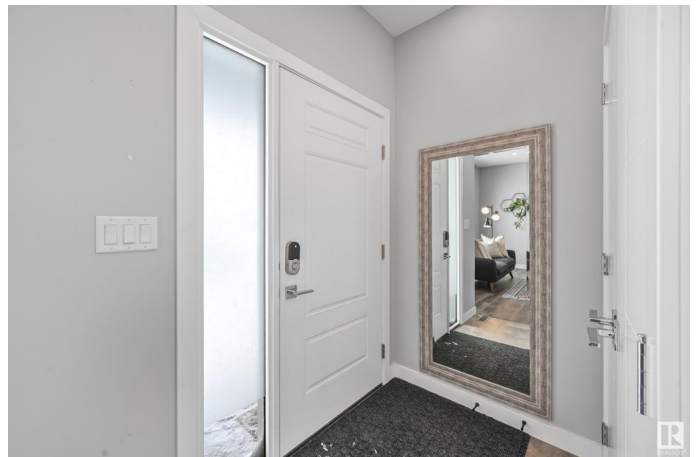
South Pointe, Fort Saskatchewan, AB

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
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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	7
Zoning	Zone 62

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Listing information last updated on April 4th, 2025 at 4:32am MDT