

\$470,000 - 41 Dittrich Avenue, Fort Saskatchewan

MLS® #E4444385

\$470,000

3 Bedroom, 2.50 Bathroom, 1,462 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to 41 Dittrich Ave—an incredible 2-storey home in South Fort, backing onto a stunning south-facing park! This 3 bed, 2.5 bath beauty features a spacious primary suite with walk-in closet and a dreamy double walk-in shower. Enjoy hardwood floors, soaring ceilings, granite counters, and stainless steel appliances. Bonus: upstairs laundry, HWT on demand, A/C, and a double attached garage that fits a pickup! Unfinished basement with high ceilings ready for your vision. Walk to schools, parks, and enjoy quick access to shopping and commuter routes! This one shows 10/10!

Built in 2012

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4444385 |
| Price | \$470,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,462 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Detached Single Family |



| | |
|--------|----------|
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 41 Dittrich Avenue |
| Area | Fort Saskatchewan |
| Subdivision | South Fort |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 0N4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert, Mantel, Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------|
| Elementary | SouthPointe K-9 |
| Middle | St. John Paul II |

High St. Andre Bessette

Additional Information

Date Listed June 26th, 2025

Days on Market 5

Zoning Zone 62

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Listing information last updated on July 1st, 2025 at 6:17pm MDT