

\$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 1

Zoning Zone 62

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Listing information last updated on June 27th, 2025 at 11:17am MDT