

## \$517,900 - 10 Dawson Avenue, Fort Saskatchewan

MLS® #E4432182

**\$517,900**

4 Bedroom, 3.50 Bathroom, 1,674 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Steps from Southpointe School (K&#8201;9) and minutes to shopping, trails, and more, this beautiful 2-storey home offers 3+1 bedrooms, 3.5 baths, a fully finished basement (with separate side entry), and a double attached garage. The open-concept main level features 9' ceilings, vinyl plank flooring, and large windows that flood the space with natural light. The kitchen showcases quartz countertops, ample cabinetry, stainless steel appliances, and a generous island, perfect for entertaining. The dining and living areas flow seamlessly together with sunny, spacious vibes which look out onto the deck and yard. Upstairs you'll find a nice bonus nook, laundry, two additional bedrooms, and a stunning primary suite with a 5-piece ensuite featuring a soaker tub, stand-up shower, and walk-in closet. The recently finished basement includes a bedroom, full 3-piece bath, cozy living space, and extra storage. Outside offers a large yard, deck, and storage shed. You won't want to miss out on this one!

Built in 2021

### Essential Information

MLS® # E4432182

Price \$517,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,674
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10 Dawson Avenue
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0X3

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	14
Zoning	Zone 62

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Listing information last updated on May 7th, 2025 at 7:47pm MDT