\$466,875 - 45 Sienna Boulevard, Fort Saskatchewan

MLS® #E4436718

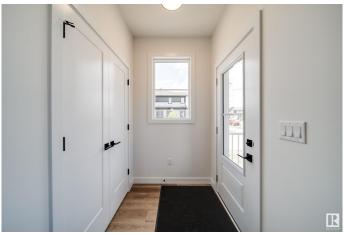
\$466,875

3 Bedroom, 2.50 Bathroom, 1,647 sqft Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome Home! Introducing the Emerald model built by the award winning Justin Gray Homes in our brand new Modern Farmhouse V2 professionally designed colour palette. Don't miss out on the chance to own a first-of-it's-kind model in the community of Sienna, close to schools, recreation and much more! 1,658 sqft of living space, this home is optimal for those looking to mix luxury w/ affordability. Enjoy luxury vinyl plank through the lower level, w/ plush carpet upstairs. The upstairs BONUS ROOM is the perfect spot for relaxation, giving you extra space away from the main living room. Enjoy the convenience of **UPSTAIRS LAUNDRY! UPGRADED** FOUNDATION w/Delta wrap on tar sprayed concrete walls! This CORNER LOT has a tons of light w/ upgraded high visibility & TRIPLE PANE WINDOWS! Marvel at the walk in pantry the upgraded cabinetry & fixtures throughout the large kitchen. This home also comes FULLY LANDSCAPED & POURED CONCRETE DOUBLE GARAGE PAD, move in without the worry of needing to source it yourself!







Built in 2025

Essential Information

| MLS® # | E4436718 |
|--------|-----------|
| Price | \$466,875 |

| Bedrooms | 3 |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,647 |
| Acres | 0.00 |
| Year Built | 2025 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 45 Sienna Boulevard |
|----------------------------|------------------------------------|
| Area | Fort Saskatchewan |
| Subdivision | Sienna |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 0W3 |
| City County Province | Fort Saskatchewan ALBERTA AB |

Amenities

| Amenities | On Street Parking, Detectors Smoke, Hot Water Natural Gas, HRV |
|-----------|--|
| | System |
| Parking | Parking Pad Cement/Paved |

Interior

| Interior Features | ensuite bathroom |
|-------------------|---------------------------|
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| Exterior | Wood, Stone, Stucco, Vinyl |
|-------------------|--|
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Landscaped, Playground Nearby, |
| | Public Swimming Pool, Shopping Nearby |
| Roof | Asphalt Shingles |

| Construction | Wood, Stone, Stucco, Vinyl |
|--------------|----------------------------|
| Foundation | Concrete Perimeter |

Additional Information

Date ListedMay 15th, 2025Days on Market8ZoningZone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 23rd, 2025 at 2:17am MDT