

# **\$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                   |
| Type           | 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             |

### 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 Listed    | May 15th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 62        |

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Listing information last updated on June 18th, 2025 at 11:32am MDT