# \$456,875 - 45 Sienna Boulevard, Fort Saskatchewan

MLS® #E4418196

### \$456,875

3 Bedroom, 2.50 Bathroom, 1,658 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® # E4418196 Price \$456,875 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,658

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

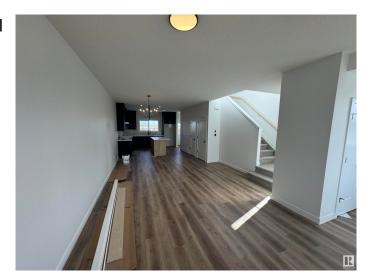
Foundation Concrete Perimeter

# **Additional Information**

Date Listed January 16th, 2025

Days on Market 106

Zoning Zone 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 2nd, 2025 at 1:32pm MDT