

# **\$439,000 - 47 Sienna Boulevard, Fort Saskatchewan**

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MLS® #E4437101

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Introducing The Sage by Justin Gray Homes, ready for immediate possession! This stunning 2 storey BRAND NEW home in the Coastal Zen V2 colour palette boasts DESIGNER interiors w/ luxury finishes like gold cabinet hardware, LVP flooring, & QUARTZ countertops, combining style & functionality. The open concept main floor features 9 ft ceilings, a spacious central dining rm & a great rm w/large front windows. The L-shaped kitchen overlooks the East facing backyard, & has a centre island, offering ample storage & prep space. A side pantry & seamless flow to the back entry w/ coat closet, & powder rm complete this level. Upstairs find 3 beds, 2 full baths, & convenient laundry rm. The primary suite impresses w/a WAINSCOTING feature wall, WIC, & full ensuite. Enjoy your FULLY LANDSCAPED yard, POURED CONCRETE DOUBLE GARAGE PAD w/power plug & a \$3000 appliance credit. Located in the desirable Sienna community, this home blends modern living with timeless charm. Estimated Spring possession. Call this home today!



Built in 2025

## **Essential Information**

MLS® #                      E4437101

Price                         \$439,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,464                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 47 Sienna Boulevard |
| Area        | Fort Saskatchewan   |
| Subdivision | Sienna              |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0W3             |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                             |
| 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, Vinyl                                                                                      |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 81             |
| Zoning         | Zone 62        |

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Listing information last updated on August 5th, 2025 at 11:47am MDT