

# \$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

**45 SIENNA BLVD COLOR PALETTE**

**Additional Information**

Date Listed January 16th, 2025  
 Days on Market 86  
 Zoning Zone 62

**INTERIORCOLORS & SELECTIONS**



**LIGHTING SELECTIONS**



**DETAILS & FINISHES**



\*NOTE: Images and selections depicted are for marketing purposes only and may change without notice

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 April 12th, 2025 at 10:47am MDT