

## \$449,000 - 61 Sienna Boulevard, Fort Saskatchewan

MLS® #E4462984

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,663 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome to "The Emerald" by award-winning builder Justin Gray Homes, presenting the brand-new Coastal Zen V2 palette. With 1658 sq ft, this home blends style, function, and affordability. The main floor offers premium LVP, open concept layout, spacious kitchen & dining room, 2pc powder and rear mud room, while upstairs you'll find 3 LARGE bedrooms, plush carpet, BONUS ROOM, and the convenience of UPSTAIRS LAUNDRY. LARGE Primary suite features wain scotting, WALK IN CLOSET & FULL ENSUITE BATH! Built to last UPGRADES INCLUDE a 32MPA foundation, Delta wrap, and triple-pane windows, this home is as solid as it is stylish. The sun filled kitchen shines with a walk-in pantry, upgraded soft close shaker cabinetry, and premium finishes throughout. Complete with FULL APPLIANCE PACKAGE and FULL LANDSCAPING with a poured concrete garage pad, this home is ready to welcome you home. Located in the family friendly neighbourhood of Sienna, close to schools, recreation, and more.

Built in 2025

### Essential Information

MLS® # E4462984

Price \$449,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,663                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 61 Sienna Boulevard |
| Area        | Fort Saskatchewan   |
| Subdivision | Sienna              |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0W3             |

### Amenities

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System |
| Parking   | Parking Pad Cement/Paved                                                                                                                  |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Paved Lane, Public Swimming |

|              |                                |
|--------------|--------------------------------|
|              | Pool, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles               |
| Construction | Wood, Vinyl                    |
| Foundation   | Concrete Perimeter             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 62            |

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Listing information last updated on October 30th, 2025 at 9:32pm MDT