

Courtesy Of Chris K Karampelas And Jennifer L Kitzan Mohammed Of MaxWell Polaris

## \$449,000 - 57 Sienna Boulevard, Fort Saskatchewan

MLS® #E4449206

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome Home! Step into "The Emerald", a stunning & functional creation by the award-winning Justin Gray Homes, now available in our brand-new urban Craftsman V2, professionally designed colour palette. This is a first-of-its-kind home in the family friendly community of Sienna, conveniently located near schools, recreation, and more! Spanning 1,658 sq ft, this home perfectly balances beauty and affordability. The main level features LVP flooring, while plush carpet adds comfort upstairs. A BONUS ROOM on the upper level provides a cozy retreat away from the main living area, and the UPSTAIRS LAUNDRY adds everyday convenience. Built with an upgraded 32MPA foundation featuring Delta wrap on tar-sprayed concrete walls, upgraded triple-pane windows, etc. The kitchen impresses with its walk-in pantry, upgraded shaker soft-close cabinetry, and premium fixtures, making it a chef's oasis. This home comes FULLY LANDSCAPED and includes a poured concrete double garage pad  
\*photos of similar model. Finishes may vary

Built in 2025

### Essential Information

MLS® # E4449206

Price \$449,000



|                |                        |
|----------------|------------------------|
| 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     | 57 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., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| 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, Vinyl                                                |
| Exterior Features | Landscaped, Paved Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 62         |

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Listing information last updated on August 5th, 2025 at 12:47am MDT