

Courtesy Of Meagan O'Connell Of Real Broker

## \$575,000 - 17 Sumac Close, Fort Saskatchewan

MLS® #E4449663

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,953 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

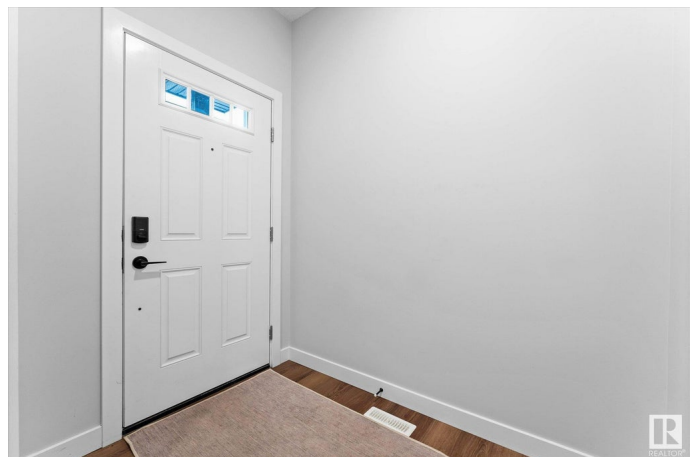
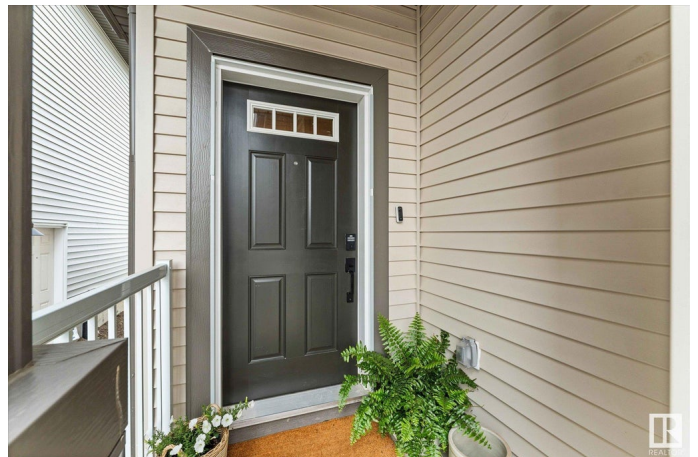
Welcome to this 2024-built home by Alquinn Homes, offering modern, functional living space. Located on a quiet street and backing on a walking path, this property combines quality construction with thoughtful upgrades. The main floor features an open-concept layout with large windows, upgraded flooring, and sleek modern finishes. The kitchen flows into the dining and living areas—ideal for both everyday living and entertaining. A brand-new deck off the back expands your outdoor living space, and the double attached garage comes complete with a heater for added comfort. Upstairs you'll find a spacious primary suite with walk-in closet and a well-designed ensuite featuring a floating tub and separate shower. Two more good-sized bedrooms, a full bathroom, upper-floor laundry, and a bonus room over the garage provide plenty of space for the whole family. The basement is unfinished and ready for your future plans—whether that's a home gym, rec room, or additional bedrooms.

Built in 2024

### Essential Information

MLS® # E4449663

Price \$575,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,953
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17 Sumac Close
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0J2

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	7
Zoning	Zone 62

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Listing information last updated on August 1st, 2025 at 3:32am MDT