

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

## \$449,000 - 59 Sienna Boulevard, Fort Saskatchewan

MLS® #E4452032

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

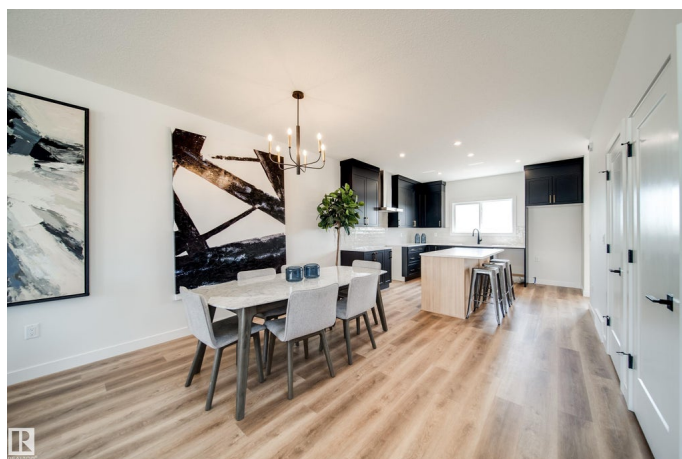
Welcome to The Emerald, thoughtfully crafted by AWARD WINNING builder Justin Gray Homes, known for quality & innovation. Showcasing 1658 sqft of style & smart design in family-friendly Sienna w/professionally curated Modern Farmhouse V2 interior colour palette. Step inside to find main floor durable LVP flooring, plush carpet upstairs, & an open-concept layout ideal for everyday living. The spacious chef's dream kitchen features UPGRADED shaker-style soft-close cabinetry, premium fixtures, a WALK IN pantry, & timeless finishes throughout. Upstairs, a BONUS RM offers extra space for relaxing or entertaining, while the conveniently located laundry rm makes day-to-day life easier. The home is built on an UPGRADED 32MPA foundation w/Delta wrap on tar-sprayed concrete walls, triple-pane windows, & other thoughtful upgrades for long-term comfort and efficiency. Minutes from schools, parks, & everyday essentials, this is more than just a house, it's your next chapter. \*Photos of similar model. Finishes may vary.

Built in 2025

### Essential Information

MLS® # E4452032

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     | 59 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., Closet Organizers, No Animal Home, No Smoking Home, Smart/Program. Thermostat, 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, Vinyl                                                        |
| Exterior Features | Back Lane, Landscaped, Not Fenced, Picnic Area, Playground Nearby, |

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 62          |

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Listing information last updated on August 26th, 2025 at 8:17am MDT