

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

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

MLS® #E4462985

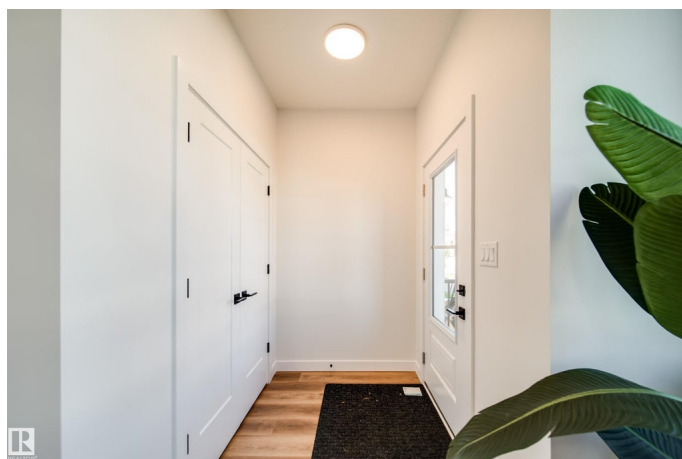
**\$449,000**

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 1657 sqft of style & smart design in family friendly Sienna w/professionally curated Modern Farmhouse V2 interior colour palette and SOUTH facing yard. Greeted by main floor LUXURY vinyl plank flooring, plush carpet upstairs, & a bright open concept layout ideal for everyday living. The spacious kitchen features UPGRADED shaker style soft close cabinetry, a WALK IN pantry, & timeless finishes throughout PLUS APPLIANCES INCLUDED. Upstairs, find 3 LARGE bedrooms, BONUS room, & upper laundry room. The SPACIOUS primary retreat with elegant panelled feature wall, WALK IN CLOSET and private full ensuite. This home is built on an UPGRADED 32MPA foundation w/Delta wrap on tar sprayed concrete walls, triple pane windows, full LANDSCAPING included with poured cement garage pad. Minutes from schools, parks, & everyday essentials, this is more than just a house, it's your next chapter.



Built in 2025

### Essential Information

MLS® # E4462985

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        | 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, 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    | October 21st, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 62            |

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Listing information last updated on November 2nd, 2025 at 10:02am MST