

\$456,875 - 45 Sienna Boulevard, Fort Saskatchewan

MLS® #E4418196

\$456,875

3 Bedroom, 2.50 Bathroom, 1,658 sqft
Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome Home! Introducing the Emerald model built by the award winning Justin Gray Homes in our brand new Modern Farmhouse V2 professionally designed colour palette. Don't miss out on the chance to own a first-of-it's-kind model in the community of Sienna, close to schools, recreation and much more! 1,658 sqft of living space, this home is optimal for those looking to mix luxury w/ affordability. Enjoy luxury vinyl plank through the lower level, w/ plush carpet upstairs. The upstairs BONUS ROOM is the perfect spot for relaxation, giving you extra space away from the main living room. Enjoy the convenience of UPSTAIRS LAUNDRY! UPGRADED FOUNDATION w/Delta wrap on tar sprayed concrete walls! This CORNER LOT has a tons of light w/ upgraded high visibility & TRIPLE PANE WINDOWS! Marvel at the walk in pantry the upgraded cabinetry & fixtures throughout the large kitchen. This home also comes FULLY LANDSCAPED & POURED CONCRETE DOUBLE GARAGE PAD , move in without the worry of needing to source it yourself!

Built in 2025

Essential Information

MLS® #	E4418196
Price	\$456,875



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	45 Sienna Boulevard
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0W3

Amenities

Amenities	On Street Parking, Detectors Smoke, Hot Water Natural Gas, HRV System
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, Stone, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Stucco, Vinyl
Foundation Concrete Perimeter


Additional Information

Date Listed January 16th, 2025
Days on Market 93
Zoning Zone 62


45 SIENNA BLVD

COLOR PALETTE


INTERIORCOLORS & SELECTIONS




Walls
CA019 Summit




Trim/Doors
CA025 Standard White




Interior Door Style
Single Shaker




Door Hardware
Black




Plumbing Fixtures
Black




LVP
Farmhouse Color- Natural




Carpet
Cozy Ambiance - Comet Grey
30oz with 8lb underlay




LVT
Dante 2.8 Eclipse Lunar
Ensuite, Laundry, Main Bath




Tub/Shower Surround
345 Artic White Bright




Kitchen Backsplash
Teramoda Stone Polished 3x12




Counter tops
Quartz Instock Carrera (grab \$104)



Cabinets
Rayval Oakham Highfall
Kitchen, Main Bath,
Ensuite




Cabinets
Rayval Mene Villa
Island, 1/2 Bath




Pulls


LIGHTING SELECTIONS




Dining
DVI Lighting




Stairwell
Canarm




Primary Bedroom
Savoy House



Foyer, Living Room,
Bedrooms, Bathrooms,
Mudroom, Laundry
DVI Lighting




Landing, Water Closet, WIC
DVI Lighting




Exterior
Russel

DETAILS & FINISHES



Powder Room



Primary Bedroom

*NOTE: Images and selections depicted are for marketing purposes only and may change without notice

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