

## \$479,999 - 50 Sienna Boulevard, Fort Saskatchewan

MLS® #E4456430

**\$479,999**

3 Bedroom, 2.50 Bathroom, 1,575 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

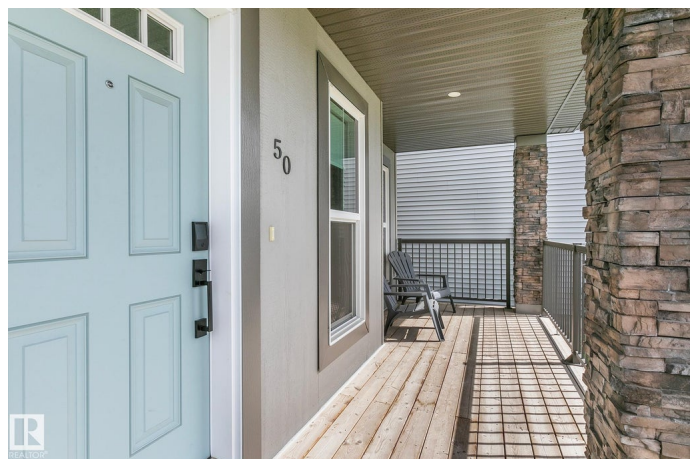
Welcome to this beautifully designed 3-bedroom, 2.5-bathroom home in the sought-after community of Sienna. Offering 1,575 sq. ft. of thoughtfully planned living space, this residence blends modern finishes with functional design. Step inside to find an open-concept main floor featuring a spacious great room and a contemporary kitchen with classic 1.25" quartz countertops, stainless steel appliances, a large island with pendant lighting, and sleek black hardware throughout. The upgraded finishes, including California knockdown ceilings and durable laminate flooring, add both style and comfort. Upstairs, the primary suite offers a walk-in closet and a private dual sink ensuite. Two additional bedrooms, a full bathroom, and a convenient upstairs laundry complete the second level. Additional highlights: corner lot offering enhanced curb appeal & additional natural light, Detached double garage with 8'™ overhead door & upgraded electrical ready for a future EV charging station, Central air conditioning.

Built in 2022

### Essential Information

MLS® # E4456430

Price \$479,999



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$30                   |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,575                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 50 Sienna Boulevard |
| Area        | Fort Saskatchewan   |
| Subdivision | Sienna              |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0W3             |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Front Porch, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking   | Double Garage Detached                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                           |
| Fireplaces        | Remote Control, Wall Mount                                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                           |

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Basement          | Full, Unfinished                                                                         |
| <b>Exterior</b>   |                                                                                          |
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Back Lane, Corner Lot, Low Maintenance Landscape, Not Fenced, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 45                  |
| Zoning         | Zone 62             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 20th, 2025 at 4:17pm MDT