

\$439,000 - 47 Sienna Boulevard, Fort Saskatchewan

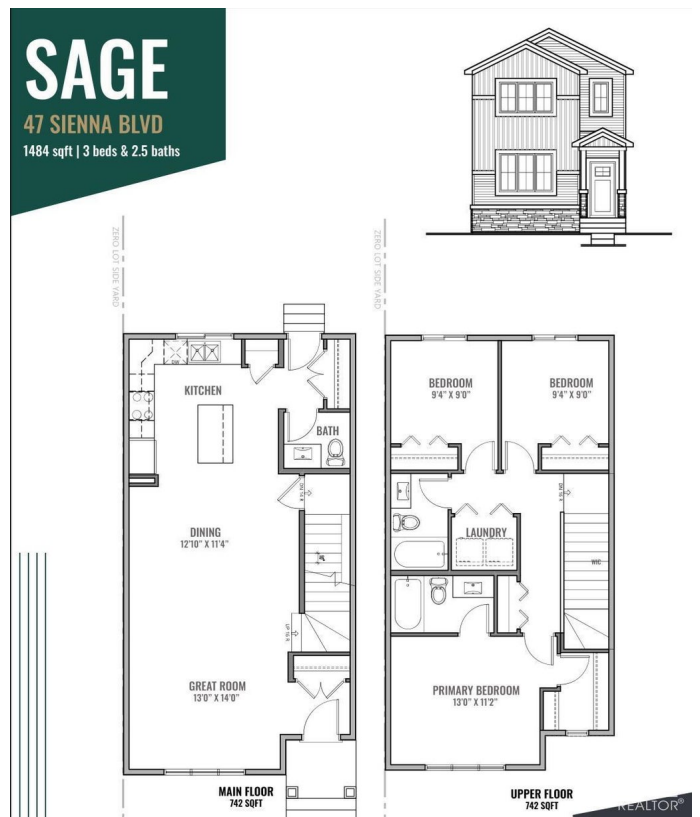
MLS® #E4418250

\$439,000

3 Bedroom, 2.50 Bathroom, 1,484 sqft
Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Introducing The Sage by Justin Gray Homes! This stunning 2 storey BRAND NEW home in the Coastal Zen V2 colour palette boasts DESIGNER interiors w/ luxury finishes like gold cabinet hardware, luxury vinyl plank flooring, & QUARTZ countertops, combining style & functionality. The open concept main floor features 9 ft ceilings, a spacious central dining rm & a great rm w/ large front windows. The L-shaped kitchen overlooks the East facing backyard, & has a centre island, offering ample storage & prep space. A side pantry & seamless flow to the back entry w/ coat closet, & powder room complete this level. Upstairs find 3 beds, 2 full baths, & convenient laundry rm. The primary suite impresses with a WAINSCOTING feature wall, walk in closet, and full ensuite. Enjoy your FULLY LANDSCAPED yard, POURED CONCRETE DOUBLE GARAGE PAD w/ power plug & a \$3000 appliance credit. Located in the desirable Sienna community, this home blends modern living with timeless charm. Estimated Spring possession. Call this home today!



Built in 2025

Essential Information

MLS® # E4418250
Price \$439,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,484
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	47 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., No Animal Home, No Smoking Home, 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, Stone, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby


Roof Asphalt Shingles
 Construction Wood, Stone, Vinyl
 Foundation Concrete Perimeter

Additional Information

Date Listed January 16th, 2025
 Days on Market 81
 Zoning Zone 62

47 SIENNA BLVD COLOR PALETTE

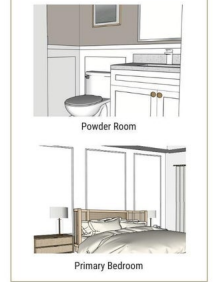
INTERIOR COLORS & SELECTIONS

 Walls CA019 Summit	 Trim/Doors CA025 Standard White	 Interior Door Style Single Shaker	 Door Hardware Black	 Plumbing Fixtures Black
 LVP Farmhouse Color - Sand Bark	 Carpet Cozy Ambiance - Sand Martin 30oz with 8lb underlay	 LVT Fresque Color Monet Ensuite, Laundry, Main Bath	 Tub/Shower Surround 346 Artic White Bright	 Kitchen Backsplash Teramoda Stone Polished 3x12
 Counter tops MK 101	 Cabinets Raynal Barbican Cotton Kitchen, Main Bath, Ensuite	 Cabinets Raynal Mono Villa Island, 1/2 Bath	 Pulls	

LIGHTING SELECTIONS

 Dining Nuvo	 Stairwell Nuvo	 Primary Bedroom Savoy House
 Foyer, Living Room, Bedrooms, Bathrooms, Mudroom, Laundry DVI Lighting	 Landing, Water Closet, WIC DVI Lighting	 Exterior Russel

DETAILS & FINISHES



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

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