

## \$449,000 - 63 Sienna Boulevard, Fort Saskatchewan

MLS® #E4462988

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

MOVE IN READY! Meet "The Emerald" by award winning builder Justin Gray Homes, known for quality and innovative builds, now featuring the all new Urban Craftsman V2 colour palette with timeless finishes throughout and a south facing yard. Nestled in Sienna, a family friendly community close to schools, parks, and recreation, this 1658 sq ft home perfectly balances style, function, and value. The open concept main floor showcases LUXURY vinyl plank flooring, a BRIGHT great room, and a chef inspired kitchen with UPGRADED shaker soft close cabinetry, WALK IN pantry, and FULL APPLIANCE PACKAGE included. Upstairs, find 3 LARGE bedrooms, BONUS ROOM, LAUNDRY, and plush carpeting throughout. The SPACIOUS primary retreat showcases a stunning feature wall, WALK IN CLOSET, and private ensuite. Built with integrity, with a 32MPA foundation & Delta wrap to triple pane windows, this home is as solid as it is stunning. Complete with FULL LANDSCAPING and a poured concrete garage pad. Move in just in time for the holidays!

Built in 2025

### Essential Information

MLS® # E4462988

Price \$449,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 63 Sienna Boulevard |
| Area        | Fort Saskatchewan   |
| Subdivision | Sienna              |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0W3             |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| 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 | Landscaped, Paved Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Concrete Perimeter                                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 62            |

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Listing information last updated on October 31st, 2025 at 12:32pm MDT