

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

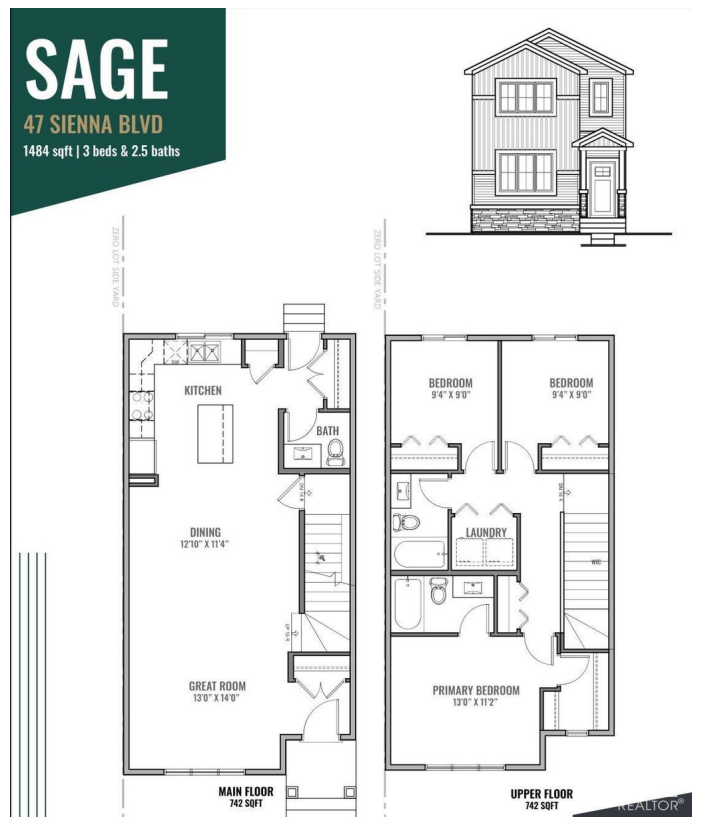
MLS® #E4418250

**\$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






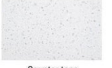





Roof Asphalt Shingles  
 Construction Wood, Stone, Vinyl  
 Foundation Concrete Perimeter

**Additional Information**

Date Listed January 16th, 2025  
 Days on Market 84  
 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	<b>DETAILS &amp; FINISHES</b>  Powder Room  Primary Bedroom
<b>LIGHTING SELECTIONS</b>				
 Dining Nuvo	 Stairwell Nuvo	 Primary Bedroom Savoy House	<p><small>*NOTE: Images and selections depicted are for marketing purposes only and may change without notice</small></p>	
 Foyer, Living Room, Bedrooms, Bathrooms, Mudroom, Laundry DVI Lighting	 Landing, Water Closet, WIC DVI Lighting	 Exterior Russel		

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Listing information last updated on April 10th, 2025 at 1:32am MDT