

Courtesy Of Chris K Karampelas and Jennifer L Kitzan Mohammed Of MaxWell Polaris

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

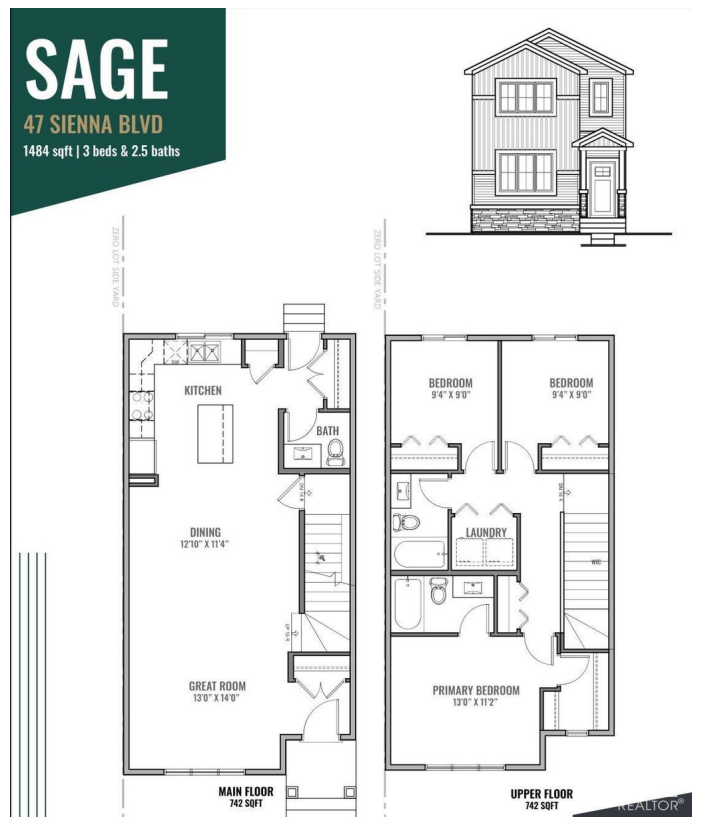
MLS® #E4418250

**\$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 85  
 Zoning Zone 62

**47 SIENNA BLVD COLOR PALETTE**

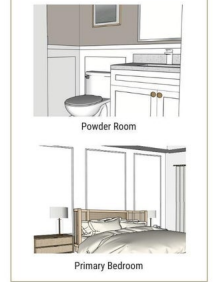
INTERIOR COLORS & SELECTIONS

|   |   |  |  |   |
|---|---|--|--|---|
| <br>Walls<br>CA819 Summit              | <br>Trim/Doors<br>CA025 Standard White                                   | <br>Interior Door Style<br>Single Shaker                      | <br>Door Hardware<br>Black                        | <br>Plumbing Fixtures<br>Black                         |
| <br>LVP<br>Farmhouse Color - Sand Bark | <br>Carpet<br>Cozy Ambiance - Sand Martin<br>30oz with 8lb underlay      | <br>LVT<br>Fresque Color Monet<br>Essuite, Laundry, Main Bath | <br>Tub/Shower Surround<br>346 Artic White Bright | <br>Kitchen Backsplash<br>Teramoda Stone Polished 3x12 |
| <br>Counter tops<br>MK 101             | <br>Cabinets<br>Raynal Barbican Cotton<br>Kitchen, Main Bath,<br>Essuite | <br>Cabinets<br>Raynal Mono Villa<br>Island, 1/2 Bath         | <br>Pulls   |   |

LIGHTING SELECTIONS

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

DETAILS & FINISHES



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

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