

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

MLS® #E4418250

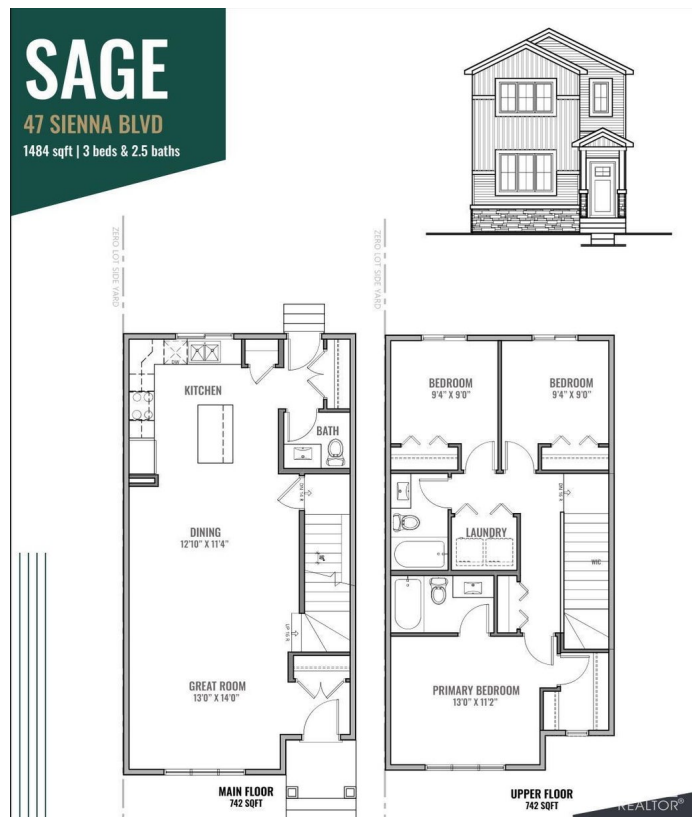
\$439,000

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 105
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
Freestyle Color Monet
Ensuite, Laundry, Main Bath

Tub/Shower Surround
345 Artic White Bright

Kitchen Backsplash
Teramoda Stone Polished 3x12

Counter tops
MK 101

Cabinets
Rayneal Southern Cotton
Kitchen, Main Bath,
Ensuite

Cabinets
Rayneal Mono Villa
Island, 1/2 Bath

Pulls

LIGHTING SELECTIONS

Dining
Novo

Stairwell
Novo

Primary Bedroom
Savoy House

Foyer, Living Room,
Bedrooms, Bathrooms,
Mudroom, Laundry
DVI Lighting

Landing, Water Closet, WIC
DVI Lighting

Exterior
Russel

DETAILS & FINISHES

Powder Room

Primary Bedroom

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

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Listing information last updated on May 1st, 2025 at 5:32pm MDT