

# \$449,000 - 78 Sienna Boulevard, Fort Saskatchewan

MLS® #E4449423

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,325 sqft  
Single Family on 0.00 Acres

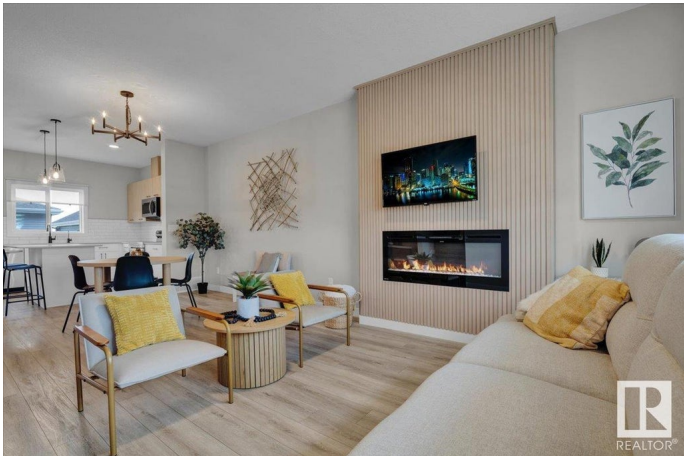
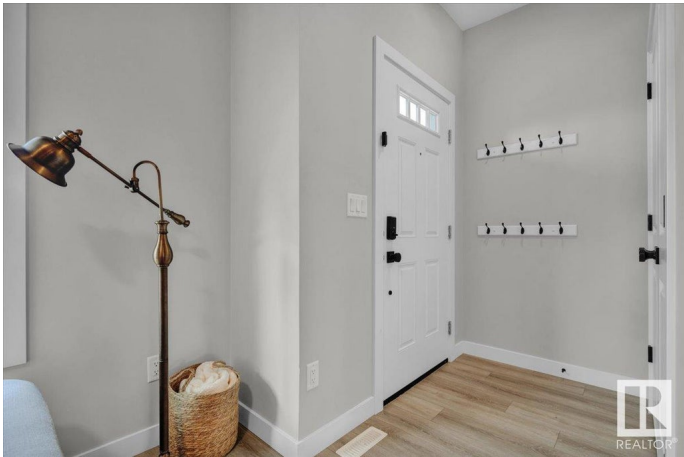
Sienna, Fort Saskatchewan, AB

Welcome to this stylish 2-storey home offering over 1300 sqft of thoughtfully designed living space. The open-concept main floor features a bright living room with an electric fireplace, spacious dining area, and a modern kitchen with island breakfast bar and stainless steel appliances. A handy mudroom with benches and cubbies, and 2pc bath complete the main level. Upstairs you'll find upper laundry, 2 generous bedrooms, a 4pc bath, and a primary suite with a walk-in closet and 4pc ensuite. Zebra blinds throughout add a modern touch. The 9ft ceiling basement is ready for future development. This home is landscaped with a fully fenced yard and offers a convenient double detached garage. Ideally located close to schools, parks, playgrounds, and all amenities—this move-in-ready home combines comfort, style, and convenience.

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449423  |
| Price          | \$449,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,325     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2023                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 78 Sienna Boulevard |
| Area        | Fort Saskatchewan   |
| Subdivision | Sienna              |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0E9             |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Insert                                                                               |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

Date Listed July 24th, 2025

Days on Market 11

Zoning Zone 62

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Listing information last updated on August 4th, 2025 at 2:02am MDT