

# \$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

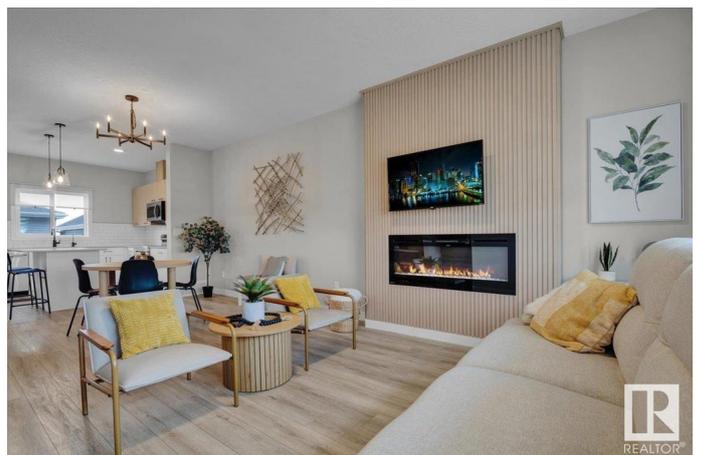
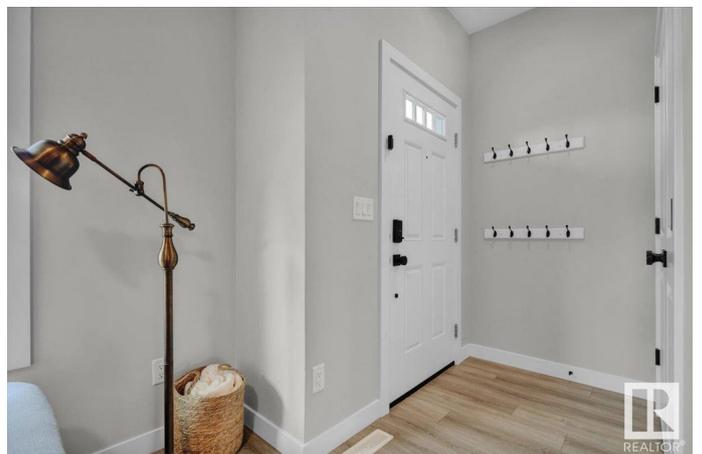
Sienna, Fort Saskatchewan, AB

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 2

Zoning Zone 62

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Listing information last updated on July 26th, 2025 at 6:02am MDT