

## **\$574,900 - 17 Garcia Close, Fort Saskatchewan**

MLS® #E4458446

**\$574,900**

3 Bedroom, 2.50 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Wonderful family ready home in a beautiful, quiet setting in Sienna Fort Saskatchewan! This well appointed 2 storey home is in a cul de sac on a large pie lot with a view of an open field with gorgeous sunrises. The spacious main floor features a large granite kitchen with eating bar, walk-thru pantry, large dining area with patio doors to the huge back yard oasis. The living room has hardwood floors + a beautiful ribbon-style fireplace with stone surround and built-in shelving. The rear stairway keeps the layout very open and bright with big windows. The 2nd floor features a large bonus room, 2 big secondary bedrooms and an impressive main bedroom suite! The king-sized main bedroom has dual walk-in closets plus an luxury 5 pc ensuite with water closet, large shower, corner soaker tub and dual sink vanity. The basement has fantastic potential for development with a start on layout. A double 24x24 attached & heated garage, central A/C, dog run, close to Southfort School, highway access & all amenities.

Built in 2015

### **Essential Information**

MLS® # E4458446

Price \$574,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,196                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17 Garcia Close   |
| Area        | Fort Saskatchewan |
| Subdivision | Sienna            |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0N7           |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Exterior Walls- 2"x6", Front Porch, Hot Tub, No Smoking Home |
| Parking Spaces | 4                                                                                   |
| Parking        | Double Garage Attached                                                              |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Direct Vent, Tile Surround                                                                                                                           |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                               |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Through Road, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 13                   |
| Zoning         | Zone 62              |

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Listing information last updated on September 30th, 2025 at 11:32pm MDT