

## **\$385,000 - 41 Sienna Boulevard, Fort Saskatchewan**

MLS® #E4459715

**\$385,000**

4 Bedroom, 3.50 Bathroom, 1,406 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

This is your opportunity - act now, before it is too late. This 1,406 SqFt Single Family Attached home is perfect for a 1st home buyer; young family or investor. FOUR Bedrooms; 3.5 Bathrooms, Partly Finished Basement & a Double Garage. It doesn't get any better than this. Built in 2020, you get a newer, meticulously-kept home but with a fully landscaped & fenced yard with a deck! The Main floor begins with a spacious Living Room; a large Dining area & a beautiful Kitchen - boasting plenty of Quartz countertops & modern cabinets; S/S appliances. The Upper floor has 3 Bedrooms including a large Primary Bedroom featuring a Full 4-Piece Ensuite & Walk-In Closet. The Main Bathroom & Laundry complete this floor. The Basement has a FOURTH Bedroom & a 4 Piece Bathroom - giving you so much more flexibility for that growing family! Quartz throughout; Vinyl Plank flooring & more! Close to everything you need in the South Fort community - shopping; restaurants; parks - you name it. Don't miss out!

Built in 2020

### **Essential Information**

MLS® # E4459715

Price \$385,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,406
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	41 Sienna Boulevard
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0W3

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Public Transportation, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 26th, 2025
Days on Market	5
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 30th, 2025 at 11:17pm MDT