

# \$456,875 - 45 Sienna Boulevard, Fort Saskatchewan

MLS® #E4418196

**\$456,875**

3 Bedroom, 2.50 Bathroom, 1,658 sqft  
Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome Home! Introducing the Emerald model built by the award winning Justin Gray Homes in our brand new Modern Farmhouse V2 professionally designed colour palette. Don't miss out on the chance to own a first-of-it's-kind model in the community of Sienna, close to schools, recreation and much more! 1,658 sqft of living space, this home is optimal for those looking to mix luxury w/ affordability. Enjoy luxury vinyl plank through the lower level, w/ plush carpet upstairs. The upstairs BONUS ROOM is the perfect spot for relaxation, giving you extra space away from the main living room. Enjoy the convenience of UPSTAIRS LAUNDRY! UPGRADED FOUNDATION w/Delta wrap on tar sprayed concrete walls! This CORNER LOT has a tons of light w/ upgraded high visibility & TRIPLE PANE WINDOWS! Marvel at the walk in pantry the upgraded cabinetry & fixtures throughout the large kitchen. This home also comes FULLY LANDSCAPED & POURED CONCRETE DOUBLE GARAGE PAD , move in without the worry of needing to source it yourself!

Built in 2025

## Essential Information

MLS® #	E4418196
Price	\$456,875



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	45 Sienna Boulevard
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0W3

### Amenities

Amenities	On Street Parking, Detectors Smoke, Hot Water Natural Gas, HRV System
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, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Stucco, Vinyl  
Foundation Concrete Perimeter


Additional Information

Date Listed January 16th, 2025  
Days on Market 93  
Zoning Zone 62


45 SIENNA BLVD

COLOR PALETTE


INTERIORCOLORS & SELECTIONS




Walls  
CA019 Summit




Trim/Doors  
CA025 Standard White




Interior Door Style  
Single Shaker




Door Hardware  
Black




Plumbing Fixtures  
Black




LVP  
Farmhouse Color- Natural




Carpet  
Cozy Ambiance - Comet Grey  
30oz with 8lb underlay




LVT  
Dante 2.8 Eclipse Lunar  
Ensuite, Laundry, Main Bath




Tub/Shower Surround  
345 Artic White Bright




Kitchen Backsplash  
Teramoda Stone Polished 3x12




Counter tops  
Quartz Instock Carrera (grab \$104)



Cabinets  
Rayval Oakham Highfall  
Kitchen, Main Bath,  
Ensuite




Cabinets  
Rayval Mene Villa  
Island, 1/2 Bath




Pulls


LIGHTING SELECTIONS




Dining  
DVI Lighting




Stairwell  
Canarm




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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