

## \$439,000 - 47 Sienna Boulevard, Fort Saskatchewan

MLS® #E4418250

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Introducing The Sage by Justin Gray Homes! This stunning 2 storey BRAND NEW home in the Coastal Zen V2 colour palette boasts DESIGNER interiors w/ luxury finishes like gold cabinet hardware, luxury vinyl plank flooring, & QUARTZ countertops, combining style & functionality. The open concept main floor features 9 ft ceilings, a spacious central dining rm & a great rm w/ large front windows. The L-shaped kitchen overlooks the East facing backyard, & has a centre island, offering ample storage & prep space. A side pantry & seamless flow to the back entry w/ coat closet, & powder room complete this level. Upstairs find 3 beds, 2 full baths, & convenient laundry rm. The primary suite impresses with a WAINSCOTING feature wall, walk in closet, and full ensuite. Enjoy your FULLY LANDSCAPED yard, POURED CONCRETE DOUBLE GARAGE PAD w/ power plug & a \$3000 appliance credit. Located in the desirable Sienna community, this home blends modern living with timeless charm. Estimated Spring possession. Call this home today!



Built in 2025

### Essential Information

MLS® # E4418250

Price \$439,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,484
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	47 Sienna Boulevard
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0W3

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	2
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, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter


Additional Information

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

47 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 - Sand Bark



Carpet  
Cozy Ambiance - Sand Martin 30oz with 8lb underlay



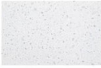
LVT  
Freestyle Color Monet Ensuite, Laundry, Main Bath



Tub/Shower Surround  
360 Artic White Bright




Kitchen Backsplash  
Teramoda Stone Polished 3x12




Counter tops  
MK 101



Cabinets  
Rayval Durham Cotton Kitchen, Main Bath, Ensuite




Cabinets  
Rayval Mono Villa Island, 1/2 Bath




Pulls


LIGHTING SELECTIONS




Dining  
Novo




Stairwell  
Novo




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

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 April 19th, 2025 at 1:32pm MDT