

## \$417,500 - 42 Sienna Boulevard, Fort Saskatchewan

MLS® #E4428207

**\$417,500**

3 Bedroom, 2.50 Bathroom, 1,408 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome home! Welcome home! 1400 square foot, 3 bedroom, 2.5 bath duplex in Sienna! Open and spacious main level and entry. The kitchen Boasts a large island / breakfast bar, corner pantry, quartz countertops and lots of cupboard space. Large, open main living room and dining area. 2 pc bath at the back door leads you out to the deck and good sized yard.

Upstairs we have 3 spacious bedrooms, a bonus room, 4 piece bathroom, and upstairs laundry! Master suite has a walk in closet and full 4 piece ensuite! Rear double detached garage with epoxy flake floor coating. Quick and easy access to highway 21, 15, all amenities, multiple schools, parks, shopping, golf, restaurants and the Dow and Scotford worksites!

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428207  |
| Price          | \$417,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,408     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2019          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 42 Sienna Boulevard |
| Area        | Fort Saskatchewan   |
| Subdivision | Sienna              |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0W3             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| 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  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 20               |

## Zoning

## Zone 62

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Listing information last updated on April 18th, 2025 at 2:02pm MDT