

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

MLS® #E4418250

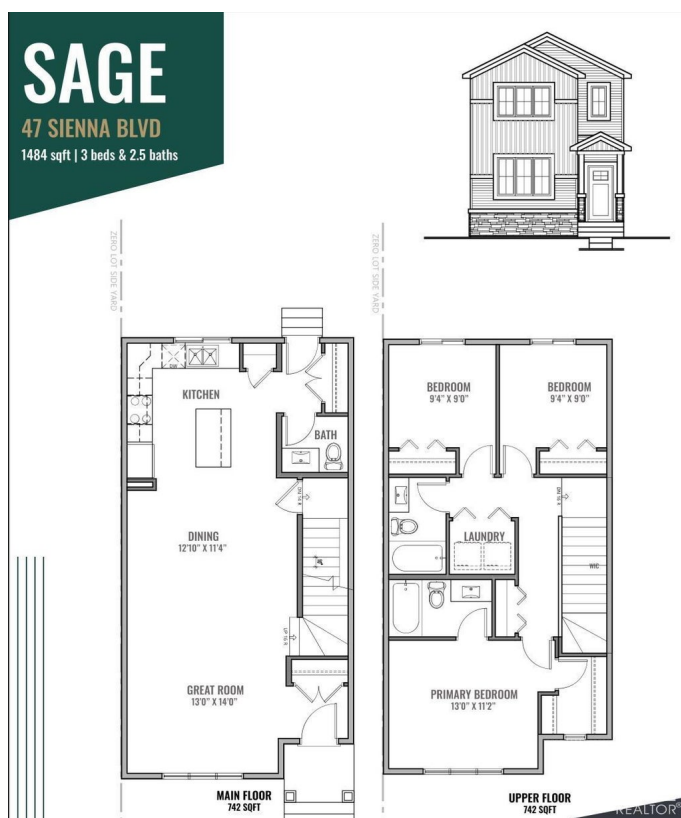
**\$439,000**

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 105  
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



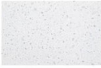
LVT  
Freestyle Color Monet



Tub/Shower Surround  
360 Artic White Bright




Kitchen Backsplash  
Teramoda Stone Polished 3x12




Counter tops  
MK 101



Cabinets  
Rayneal Durham Cotton




Cabinets  
Rayneal 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 May 1st, 2025 at 8:17pm MDT