

## \$449,000 - 63 Sienna Boulevard, Fort Saskatchewan

MLS® #E4462988

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome home! Meet "The Emerald" by award-winning builder Justin Gray Homes -known for quality and innovative builds - now featuring the all-new Urban Craftsman V2 colour palette with timeless finishes throughout. Nestled in Sienna, a family friendly community close to schools, parks, and recreation, this 1658 sq ft home perfectly balances style, function, and value. The open-concept main floor showcases durable LVP, a BRIGHT great room, and a chef-inspired kitchen with UPGRADED shaker soft-close cabinetry, walk-in pantry, premium fixtures, and APPLIANCES included. Upstairs, enjoy a cozy BONUS ROOM, UPSTAIRS LAUNDRY, and plush carpeting throughout. An unfinished basement awaits your personal touch. Built with integrity, from a 32MPA foundation and Delta wrap to triple-pane windows, this home is as solid as it is stunning. Complete with FULL LANDSCAPING and a poured concrete garage pad, it's truly move-in ready and ready to welcome you home just in time for the holidays.

Built in 2025

### Essential Information

MLS® # E4462988

Price \$449,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 63 Sienna Boulevard |
| Area        | Fort Saskatchewan   |
| Subdivision | Sienna              |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0W3             |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                                                                                                |
| Parking        | Parking Pad Cement/Paved                                                                                                                         |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Landscaped, Paved Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Concrete Perimeter                                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 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 October 26th, 2025 at 2:32am MDT