

## \$470,000 - 54 Sienna Blvd, Fort Saskatchewan

MLS® #E4450695

**\$470,000**

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Beautiful maintained 2022 built 1,410 sq ft Alquinn Homes custom 3 bedroom, 3 bathroom, 2 storey style home in the Sienna neighborhood in Fort Saskatchewan. The main floor has an open concept style with Vinyl plank flooring, electric fireplace, spacious living and dining area, eat up kitchen island with lots of counter space and custom cabinets, and a 2 piece bathroom. The upper level has 3 bedrooms, full 4 piece bathroom, with the primary bedroom having a 4 piece ensuite. This home is very bright with lots of windows, a SIDE ENTRANCE and a rear entrance for a future deck. The property is fully landscaped, with partial fencing complete. The basement has 9ft ceilings, roughed in plumbing, and is ready for completion to your wants and needs. The sale of the home comes with all 6 appliances, and custom window coverings. The double detached garage comes with an opener and 2 controllers. The Sienna neighborhood is close to all schools, shopping, and is easy access to the highway and all major roads.

Built in 2022

### Essential Information

MLS® # E4450695

Price \$470,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,399                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 54 Sienna Blvd    |
| Area        | Fort Saskatchewan |
| Subdivision | Sienna            |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0W3           |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Low Flw/Dual Flush Toilet, No Animal Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                               |

### Interior

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

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 62         |

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Listing information last updated on August 21st, 2025 at 7:02am MDT