

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

MLS® #E4456470

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,663 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome Home! Meet "The Emerald" by award-winning builder Justin Gray Homes, now showcasing the brand-new Urban Craftsman V2 palette with stunning finishes throughout, in the family friendly neighbourhood of Sienna, close to schools, recreation, and more. With 1658 sq ft, this home blends style, function, and affordability. The main floor offers durable LVP, while upstairs you'll find plush carpet, a BONUS ROOM, and the convenience of UPSTAIRS LAUNDRY. Built to last with a 32MPA foundation, Delta wrap, and triple-pane windows, this home is as solid as it is stylish. The chef's kitchen shines with a walk-in pantry, upgraded shaker soft-close cabinetry, and premium fixtures. Complete with FULL LANDSCAPING and a poured concrete garage pad, this home is ready to welcome you home. \*Photos of similar model; finishes may vary. Ready for immediate possession!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456470  |
| Price      | \$449,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,663                  |
| 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   | 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    | September 5th, 2025 |
| Days on Market | 46                  |
| Zoning         | Zone 62             |

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Listing information last updated on October 21st, 2025 at 9:17pm MDT