

# \$449,000 - 61 Sienna Boulevard, Fort Saskatchewan

MLS® #E4462984

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,663 sqft  
Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome to “The Emerald” by award-winning builder Justin Gray Homes, presenting the brand-new Coastal Zen V2 palette. With 1658 sq ft, this home blends style, function, and affordability. The main floor offers premium 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 sun-filled kitchen shines with a walk-in pantry, upgraded soft-close shaker cabinetry, and premium fixtures. Complete with FULL LANDSCAPING and a poured concrete garage pad, this home is ready to welcome you home. Located in the family friendly neighbourhood of Sienna, close to schools, recreation, and more. Appliances and Landscaping included!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462984  |
| 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     | 61 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., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System |
| 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 | Back Lane, Golf Nearby, Landscaped, Paved Lane, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

Date Listed           October 21st, 2025

Days on Market     1

Zoning               Zone 62

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Listing information last updated on October 22nd, 2025 at 4:17pm MDT