

# \$417,500 - 42 Sienna Boulevard, Fort Saskatchewan

MLS® #E4428207

## \$417,500

3 Bedroom, 2.50 Bathroom, 1,408 sqft  
Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome home! Welcome home! 1400 square foot, 3 bedroom, 2.5 bath duplex in Sienna! Open and spacious main level and entry. The kitchen Boasts a large island / breakfast bar, corner pantry, quartz countertops and lots of cupboard space. Large, open main living room and dining area. 2 pc bath at the back door leads you out to the deck and good sized yard.

Upstairs we have 3 spacious bedrooms, a bonus room, 4 piece bathroom, and upstairs laundry! Master suite has a walk in closet and full 4 piece ensuite! Rear double detached garage with epoxy flake floor coating. Quick and easy access to highway 21, 15, all amenities, multiple schools, parks, shopping, golf, restaurants and the Dow and Scotford worksites!

Built in 2019

### Essential Information

MLS® #	E4428207
Price	\$417,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,408
Acres	0.00



Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	42 Sienna Boulevard
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0W3

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	6

## 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 April 4th, 2025 at 6:02pm MDT