

## \$439,000 - 47 Sienna Boulevard, Fort Saskatchewan

MLS® #E4418250

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Introducing The Sage by Justin Gray Homes! This stunning 2 storey BRAND NEW home in the Coastal Zen V2 colour palette boasts DESIGNER interiors w/ luxury finishes like gold cabinet hardware, luxury vinyl plank flooring, & QUARTZ countertops, combining style & functionality. The open concept main floor features 9 ft ceilings, a spacious central dining rm & a great rm w/ large front windows. The L-shaped kitchen overlooks the East facing backyard, & has a centre island, offering ample storage & prep space. A side pantry & seamless flow to the back entry w/ coat closet, & powder room complete this level. Upstairs find 3 beds, 2 full baths, & convenient laundry rm. The primary suite impresses with a WAINSCOTING feature wall, walk in closet, and full ensuite. Enjoy your FULLY LANDSCAPED yard, POURED CONCRETE DOUBLE GARAGE PAD w/ power plug & a \$3000 appliance credit. Located in the desirable Sienna community, this home blends modern living with timeless charm. Estimated Spring possession. Call this home today!



Built in 2025

### Essential Information

MLS® # E4418250

Price \$439,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,484
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	47 Sienna Boulevard
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0W3

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

Additional Information

Date Listed January 16th, 2025  
Days on Market 107  
Zoning Zone 62

47 SIENNA BLVD

COLOR PALETTE

INTERIORCOLORS & SELECTIONS

Walls  
CA019 Summit

Trim/Doors  
CA025 Standard White

Interior Door Style  
Single Shaker

Door Hardware  
Black

Plumbing Fixtures  
Black

LVP  
Farmhouse Color - Sand Bark

Carpet  
Cozy Ambiance - Sand Martin  
30oz with 8lb underlay

LVT  
Freestyle Color Monet  
Ensuite, Laundry, Main Bath

Tub/Shower Surround  
345 Artic White Bright

Kitchen Backsplash  
Teramoda Stone Polished 3x12

Counter tops  
MK 101

Cabinets  
Rayneal Durham Cotton  
Kitchen, Main Bath,  
Ensuite

Cabinets  
Rayneal Mono Villa  
Island, 1/2 Bath

Pulls

LIGHTING SELECTIONS

Dining  
Novo

Stairwell  
Novo

Primary Bedroom  
Savoy House

Foyer, Living Room,  
Bedrooms, Bathrooms,  
Mudroom, Laundry  
DVI Lighting

Landing, Water Closet, WIC  
DVI Lighting

Exterior  
Russel

DETAILS & FINISHES

Powder Room

Primary Bedroom

\*NOTE: Images and selections depicted are for marketing purposes only and may change without notice

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