

## \$449,000 - 54 Sienna Boulevard, Fort Saskatchewan

MLS® #E4464820

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

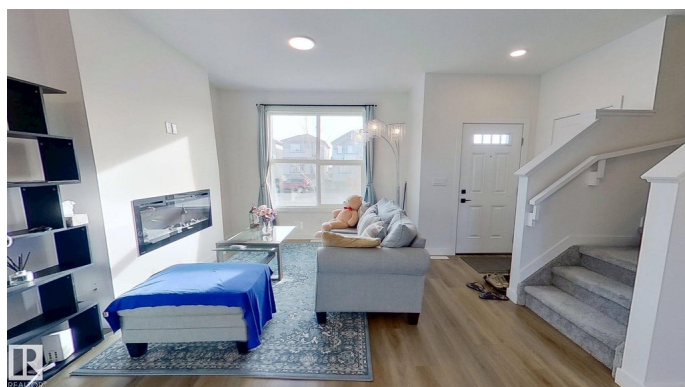
Sienna, Fort Saskatchewan, AB

2022-built, 1,410 sq ft two-storey home by Alquinn Homes in Fort Saskatchewan. Main floor features an open-concept layout with luxury vinyl plank flooring, custom MDF shelving/cabinets, electric fireplace, large living & dining area, kitchen island with generous counter space and a 2-piece bath. Upper level offers 3 bedrooms and a 4-piece main bathroom; the master suite includes a 4-piece ensuite and walk-in closet with MDF shelving. Separate side entrance plus rear entrance. Fully-landscaped yard with partial fencing. Full, unfinished basement. Comes with all six appliances and custom window coverings. Oversized double detached garage (suitable for a full-size pickup) with opener and two remotes. Convenient access to the Heartland area without driving through town, close to all K-9 schools, approximately five minutesâ€™ drive to the hospital, easy access to highway and major roads.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464820  |
| Price      | \$449,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,410                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

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

### Amenities

|           |                                                                                                                                                                                                                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Hot Water Electric, Hot Water Natural Gas, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Television Connection, Vinyl Windows, Walkout Basement |
| Parking   | Double Garage Detached, Rear Drive Access                                                                                                                                                                                                                                                                     |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 62            |

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Listing information last updated on November 13th, 2025 at 4:17pm MST