

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

MLS® #E4456520

**\$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. \*Photos of similar model; finishes may vary. Ready for immediate possession!

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456520  |
| 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        | See Remarks               |
| 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 September 5th, 2025

Days on Market 14

Zoning Zone 62

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Listing information last updated on September 19th, 2025 at 7:02am MDT