

## \$375,000 - 6 Catalina Court, Fort Saskatchewan

MLS® #E4445786

**\$375,000**

3 Bedroom, 3.00 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

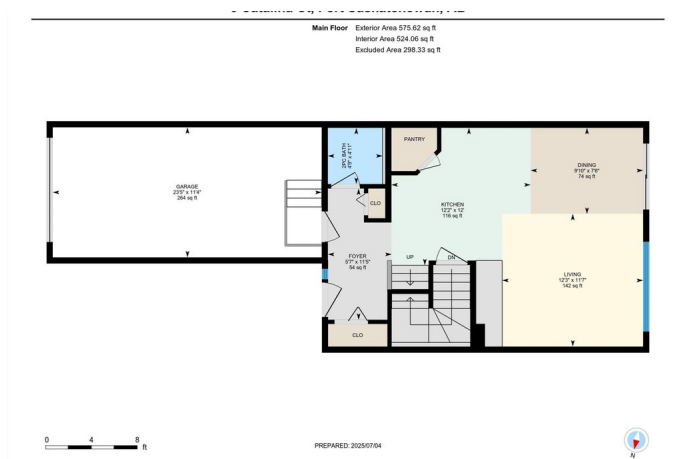
Sienna, Fort Saskatchewan, AB

Welcome to this half duplex located in the family community of Sienna. Park in the driveway or in the Single Car attached garage and make your way inside. Once inside on the main level you will find a 2-piece bathroom, open living room, dining room and kitchen with pantry and island. Make your upstairs and you will find a spacious primary bedroom with walk in closet and 4-piece ensuite and walk in closet, laundry room, 2 more bedrooms and another 4-piece bathroom. Once you are down in the fully finished basement you will find a great size rec room, 2-piece bathroom and utility room. Spend your evenings on the multi tier deck while the kids run around in the yard. Close to schools, shopping, golfing and so much more. This one is ready for you to move in and make your new home!

Built in 2009

### Essential Information

MLS® #	E4445786
Price	\$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,287
Acres	0.00



Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Catalina Court
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4E9

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached, Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 2

Zoning Zone 62

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Listing information last updated on July 5th, 2025 at 11:47pm MDT