

\$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 11

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 September 15th, 2025 at 9:02pm MDT