

# \$439,000 - 51 Sienna Boulevard, Fort Saskatchewan

MLS® #E4419683

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,483 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Introducing The Sage by Justin Gray Homes! This 2 storey BRAND NEW home in the Modern Farmhouse V2 colour palette has professionally designed 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 provides a great hosting space, & has a centre island, offering ample storage & prep space. A 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 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 May possession. Call this home today!



Built in 2025

## Essential Information

MLS® # E4419683

Price \$439,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	51 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, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home
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, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

Additional Information

Date Listed                      January 30th, 2025  
Days on Market                90  
Zoning                              Zone 62

51 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- Natural



Carpet  
Cozy Ambiance - Comet Grey 30oz with 8lb underlay



LVT  
Dante 2.8 Eclipse Lunar  
Ensuite, Laundry, Main Bath



Tub/Shower Surround  
345 Artic White Bright



Kitchen Backsplash  
Teramoda Stone Polished 3x12



Counter tops  
Quartz Instock Carrera (grab 5104)



Cabinets  
Royal Oakham Highfall  
Kitchen, Main Bath, Ensuite



Cabinets  
Bayval Mono Villa Island, 1/2 Bath



Pulls

LIGHTING SELECTIONS



Dining  
DVI Lighting



Stairwell  
Canam



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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