



GRASSROOTS
REALTY GROUP

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23 Sienna Boulevard
Fort Saskatchewan, Alberta

MLS # A2324824



\$405,000

Division:	South Fort		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,445 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	DC(A)-05
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Tv mounts

**** OPEN HOUSE - SAT AUG 1 - 2-4PM**** You won't want to miss this beautiful corner-unit, no-condo-fee townhome offering over 1,400 sq. ft. of bright, open living space that feels even larger. The main floor is designed for comfort and connection, featuring wide-plank luxury vinyl flooring, a cozy electric fireplace, and quartz countertops that elevate the entire space. The kitchen is a standout with stainless steel appliances, a large prep island, and a spacious pantry—perfect for cooking, hosting, or everyday family life. Just off the kitchen, you'll find a convenient powder room and backyard access with a built-in bench and coat hooks. Step outside to a professionally landscaped, no-maintenance backyard completed this spring. Enjoy rock dog run along the west side, artificial turf, and a good-sized deck—an ideal space for kids, pets, or gatherings without any upkeep required. The upper level features a generous primary suite with a walk-in closet and four-piece ensuite, plus two additional spacious bedrooms and another full four-piece bath. The upper-floor laundry adds everyday convenience. Located close to schools, parks, walking paths, and excellent shopping, this home offers comfort, convenience, and lifestyle all in one. Book your private showing today!