

## \$409,900 - 48 Sierra Wynd, Fort Saskatchewan

MLS® #E4450365

**\$409,900**

2 Bedroom, 2.50 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome to this LOVELY 1435+ sq. ft. HALF DUPLEX with DOUBLE ATTACHED GARAGE located in Sienna a newer community with lots of amenities! OPEN CONCEPT lay out with large picture window provides plenty of natural light, a great space to enjoy and entertaining. ISLAND KITCHEN featuring updated cabinets, STAINLESS STEEL APPLIANCES, SUBWAY TILE backsplash and GRANITE COUNTERTOPS plus NEWER LAMINATE FLOORING. Generous DINING AREA and patio doors provides access to the large deck & fenced yard. A 2 pc. bath, WALK-IN CLOSET for extra storage and access to the garage completes the main floor. Upper level features a LOFT/MEDIA AREA, a convenient laundry, 2 LARGE BEDROOMS, each with its own WALK-IN/WALK THRU CLOSETS & 4 pc. ENSUITES. Unfinished basement ready for future development. PERFECT STARTER or a great INVESTMENT OPPORTUNITY IN FAMILY FRIENDLY SIENNA!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450365  |
| Price      | \$409,900 |
| Lease Rate | \$9       |
| Bedrooms   | 2         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,435         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 48 Sierra Wynd    |
| Area        | Fort Saskatchewan |
| Subdivision | Sienna            |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0T3           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Closet Organizers, Deck |
| Parking Spaces | 4                       |
| Parking        | Double Garage Attached  |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                   |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                        |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |

|                 |                    |
|-----------------|--------------------|
| Lot Description | 7.8x36.0           |
| Roof            | Asphalt Shingles   |
| Construction    | Wood, Stone, Vinyl |
| Foundation      | Concrete Perimeter |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Southpointe School   |
| Middle     | Southpointe School   |
| High       | Fort Saskatchewan HS |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 80              |
| Zoning         | Zone 62         |

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Listing information last updated on October 15th, 2025 at 11:02pm MDT