

# \$625,000 - 49 Sequoia Bend, Fort Saskatchewan

MLS® #E4434535

**\$625,000**

3 Bedroom, 2.50 Bathroom, 2,234 sqft  
Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Stunning new 2-storey home on a corner lot with double attached garage and separate side entrance to the basement. The main floor features an open-concept layout with vinyl plank flooring, an electric fireplace in the living room, and a modern kitchen with stainless steel appliances, a breakfast bar, and a pantry. A mudroom with built-in benches and cubbies, plus a 2pc bath, add convenience. Upstairs boasts a spacious bonus room with vaulted ceilings, two bedrooms sharing a 5pc Jack & Jill bath with dual sinks, and a full laundry room. The luxurious primary suite includes a 5pc ensuite with dual sinks, a soaker tub, a stand-up shower, and a walk-in closet. Thoughtfully designed for modern living! \*Photos are representative\*

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434535  |
| Price          | \$625,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,234     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 49 Sequoia Bend   |
| Area        | Fort Saskatchewan |
| Subdivision | Sienna            |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0J2           |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 5th, 2025 |
|-------------|---------------|

Days on Market 49

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 June 23rd, 2025 at 10:17am MDT