

## \$375,000 - 6 Catalina Court, Fort Saskatchewan

MLS® #E4445786

**\$375,000**

3 Bedroom, 3.00 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

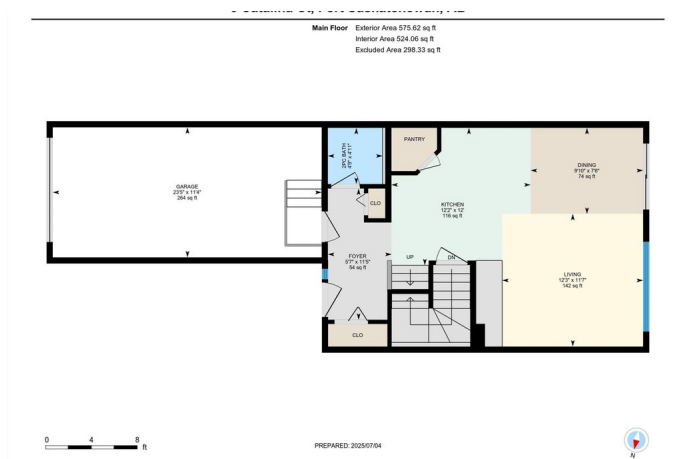
Sienna, Fort Saskatchewan, AB

Welcome to this half duplex located in the family community of Sienna. Park in the driveway or in the Single Car attached garage and make your way inside. Once inside on the main level you will find a 2-piece bathroom, open living room, dining room and kitchen with pantry and island. Make your upstairs and you will find a spacious primary bedroom with walk in closet and 4-piece ensuite and walk in closet, laundry room, 2 more bedrooms and another 4-piece bathroom. Once you are down in the fully finished basement you will find a great size rec room, 2-piece bathroom and utility room. Spend your evenings on the multi tier deck while the kids run around in the yard. Close to schools, shopping, golfing and so much more. This one is ready for you to move in and make your new home!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445786  |
| Price          | \$375,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,287     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2009          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6 Catalina Court  |
| Area        | Fort Saskatchewan |
| Subdivision | Sienna            |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 4E9           |

### **Amenities**

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows |
| Parking Spaces | 2                                                                                               |
| Parking        | Single Garage Attached, Stall                                                                   |

### **Interior**

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 3                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### **Exterior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 4

Zoning Zone 62

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Listing information last updated on July 8th, 2025 at 12:48pm MDT