# \$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

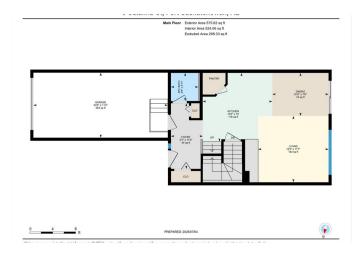
Half Baths 2

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

Zoning Zone 62

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