

\$525,000 - 13 Sumac Close, Fort Saskatchewan

MLS® #E4419981

\$525,000

3 Bedroom, 2.50 Bathroom, 1,704 sqft

Single Family on 0.00 Acres

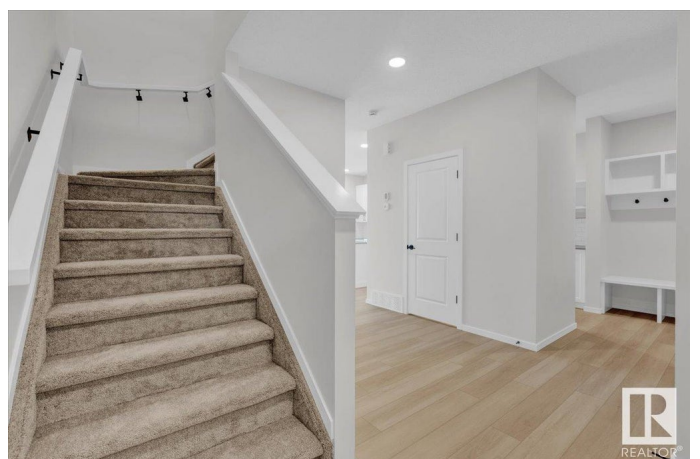
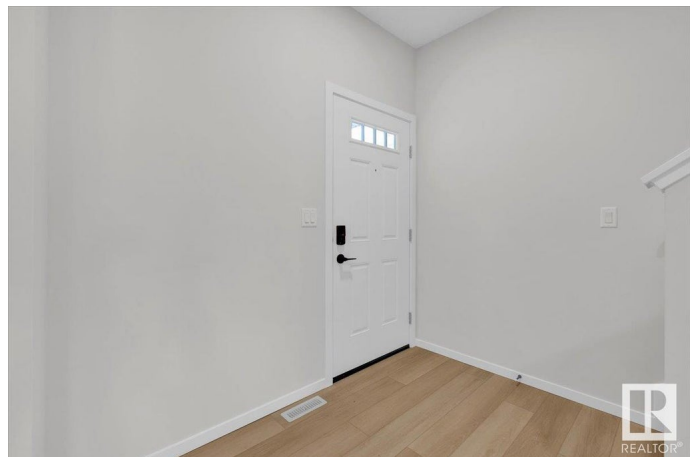
Sienna, Fort Saskatchewan, AB

This brand-new 2-storey home with a double attached garage in Fort Saskatchewan offers modern living at its finest. The open-concept main floor features luxury vinyl plank flooring, a spacious living room with an electric fireplace, a stylish kitchen with an island and an eating bar. The garage leads to the mudroom with a bench & cubbies, and pantry access, making bringing groceries home a breeze. A 2pc bath completes the main level. Upstairs, you'll find a bonus room, laundry area, 2 bedrooms, a 4pc bath, and a primary suite with a walk-in closet and 4pc ensuite. Additional highlights include a separate side entrance, garage floor drain, 9ft basement ceilings, 2 basement windows, triple-pane windows throughout, and professional light fixtures. Close proximity to parks, playgrounds, shopping and schools... This home has it all! IMMEDIATE POSSESSION *Photos are representative*

Built in 2025

Essential Information

MLS® #	E4419981
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,704
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	13 Sumac Close
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z9

Amenities

Amenities	No Animal Home, No Smoking Home
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	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed January 31st, 2025

Days on Market 40

Zoning Zone 62

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Listing information last updated on March 12th, 2025 at 6:47pm MDT