

## \$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

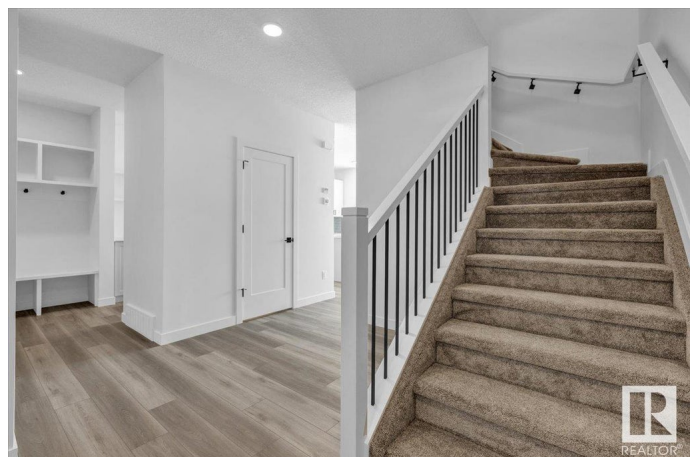
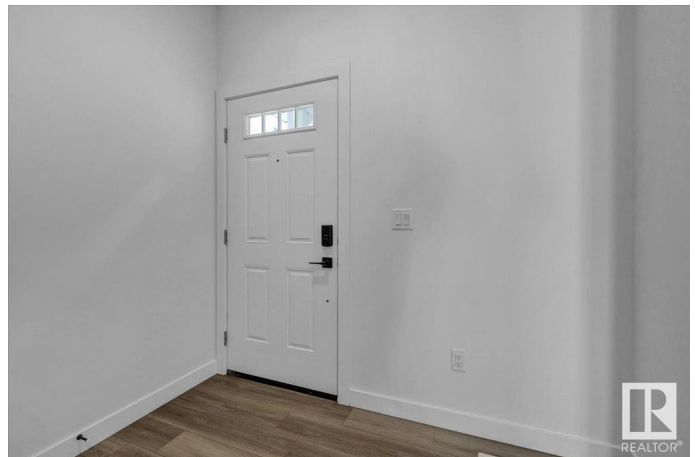
Sienna, Fort Saskatchewan, AB

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

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 70

Zoning Zone 62

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Listing information last updated on April 11th, 2025 at 8:17am MDT