

## \$574,900 - 17 Garcia Close, Fort Saskatchewan

MLS® #E4458446

**\$574,900**

3 Bedroom, 2.50 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Wonderful family ready home in a beautiful, quiet setting in Sienna Fort Saskatchewan! This well appointed 2 storey home is in a cul de sac on a large pie lot with a view of an open field with gorgeous sunrises. The spacious main floor features a large granite kitchen with eating bar, walk-thru pantry, large dining area with patio doors to the huge back yard oasis. The living room has hardwood floors + a beautiful ribbon-style fireplace with stone surround and built-in shelving. The rear stairway keeps the layout very open and bright with big windows. The 2nd floor features a large bonus room, 2 big secondary bedrooms and an impressive main bedroom suite! The king-sized main bedroom has dual walk-in closets plus an luxury 5 pc ensuite with water closet, large shower, corner soaker tub and dual sink vanity. The basement has fantastic potential for development with a start on layout. A double 24x24 attached & heated garage, central A/C, dog run, close to Southfort School, highway access & all amenities.

Built in 2015

### Essential Information

MLS® # E4458446

Price \$574,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,196
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17 Garcia Close
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0N7

### Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", Front Porch, Hot Tub, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Through Road, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 18th, 2025
Days on Market	1
Zoning	Zone 62

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