

## **\$414,900 - 42 Catalina Court, Fort Saskatchewan**

MLS® #E4451290

**\$414,900**

3 Bedroom, 3.00 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Located in Sienna this fully renovated 3-bedroom duplex offers stylish updates across all three levels! Enjoy new vinyl plank flooring throughout, fresh paint, updated trim, and modern light fixtures. The kitchen shines with brand new quartz countertops, a new undermount sink, sleek hardware, and a new microwave hood fan. The corner pantry offers plenty of extra storage space for all your kitchen essentials. All bathrooms have been fully updated with a clean, contemporary look and new ceramic tile flooring. The primary bedroom features a gorgeous 3-piece ensuite with a sleek brand new shower door. The fully finished basement features a spacious recreation room, 2-piece bathroom, and a large laundry room with ample storage. Step outside to a west-facing backyard with a large deck and pergola, perfect for relaxation or entertaining. Close to all amenities, schools, and public transportation. This home shines with thoughtful updates and modern style. Move-in ready with all the hard work already done!

Built in 2011

### **Essential Information**

MLS® # E4451290

Price \$414,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,410         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 42 Catalina Court |
| Area        | Fort Saskatchewan |
| Subdivision | Sienna            |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0K5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                             |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 45               |
| Zoning         | Zone 62          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 19th, 2025 at 9:02am MDT