

## \$524,900 - 2 Sequoia Bend, Fort Saskatchewan

MLS® #E4466098

**\$524,900**

4 Bedroom, 3.50 Bathroom, 1,986 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

This beautifully maintained family home is sure to impress! Featuring AC, 4 bedrooms, 3.5 baths, a SECOND KITCHEN & SEPARATE ENTRANCE, this property offers exceptional versatility. Hardwood flooring welcomes you into a bright, spacious foyer that opens to the great room. The kitchen boasts updated white cabinetry, SS appliances, corner pantry & island overlooking the dining area & cozy living room with fireplace. A den, 1/2 bath & main floor laundry complete the main level. Upstairs, you'll find a generous bonus room with vaulted ceilings, along with a king-sized primary suite offering a walk-in closet & 4pc ensuite. 2 additional large bedrooms plus a full 4pc bath complete the upper floor. The basement is ideal for extended or multi-generational living, featuring a 2nd kitchen, large family rm, 4th bdrm, 4pc bath, 2nd laundry, & separate entrance. Enjoy the fenced & landscaped yard with entertaining sized deck & patio. Complete with a double garage & located just steps to parks, trails & shopping.

Built in 2010

### Essential Information

MLS® # E4466098

Price \$524,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,986                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 Sequoia Bend    |
| Area        | Fort Saskatchewan |
| Subdivision | Sienna            |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0J2           |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                              |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                                                 |
| Stories           | 3                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Vinyl                  |
| Foundation   | Concrete Perimeter           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 62             |

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Listing information last updated on November 19th, 2025 at 3:32pm MST