

## **\$355,000 - 8 Catalina Court, Fort Saskatchewan**

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MLS® #E4440175

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Ana starts her day in the kitchen, the open layout allowing her to chat with her kids at the table while they eat breakfast before a SHORT WALK TO SCHOOL. She says goodbye & heads for errands at the nearby shopping center, then parks in the SINGLE CAR GARAGE when she gets home to load up the NEWER DISHWASHER. Most evenings, they play at the nearby park or in the WEST FACING BACKYARD, where they can relax after busy days. When it's time for bed, the kids run barefoot down the NEWLY CARPETED hall to settle into their comfortable bedrooms, and she tosses a load of laundry into the stackable washer tucked conveniently on the 2nd floor. Ana heads down the hall to her spacious primary suite, admiring all of her clothes in her WALK-IN CLOSET, then heads to her private ENSUITE for a bath before hopping into the king sized bed for bed. Downstairs, the unfinished basement has become her partner's latest project - transforming it in to their dream basement. At night, everyone rests well thanks to the CENTRAL A/C.



Built in 2009

### **Essential Information**

MLS® #                      E4440175

Price                        \$355,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8 Catalina Court
Area	Fort Saskatchewan
Subdivision	Sienna
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E9

### Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Insulated, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public

	Transportation, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	Zone 62

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Listing information last updated on June 16th, 2025 at 5:02pm MDT