

## \$530,000 - 69 Canyon Road, Fort Saskatchewan

MLS® #E4463252

**\$530,000**

3 Bedroom, 2.50 Bathroom, 1,959 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Nestled in the family-friendly South Fort community of Fort Saskatchewan, this property offers the perfect combination of space, style, and functionality. Step inside to an inviting open-concept main floor featuring hardwood and tile flooring, a chef's kitchen with maple cabinetry, granite countertops, a large island with eating ledge, and a walk-in pantry. The bright living area is anchored by a modern linear gas fireplace, ideal for cozy nights at home or entertaining guests. Upstairs, the primary suite feels like a private retreat with its spa-inspired ensuite, complete with double sinks, a corner soaker tub, and oversized walk-in shower. Two additional bedrooms, a spacious bonus room, and convenient upstairs laundry provide all the comforts a growing family needs. An oversized 23x24 double attached garage has plenty of room for 2 vehicles and more. Located close to parks, trails, shopping, and schools, this move-in-ready home is perfect for modern families seeking comfort and community.

Built in 2015

### Essential Information

MLS® # E4463252

Price \$530,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,959                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 69 Canyon Road    |
| Area        | Fort Saskatchewan |
| Subdivision | Sienna            |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0W2           |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking Spaces | 4                                                                                                                                   |
| Parking        | Double Garage Attached, Over Sized                                                                                                  |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Mantel                                                           |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stone, Vinyl            |
| Exterior Features | Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 62            |

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Listing information last updated on October 26th, 2025 at 3:47pm MDT