

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

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

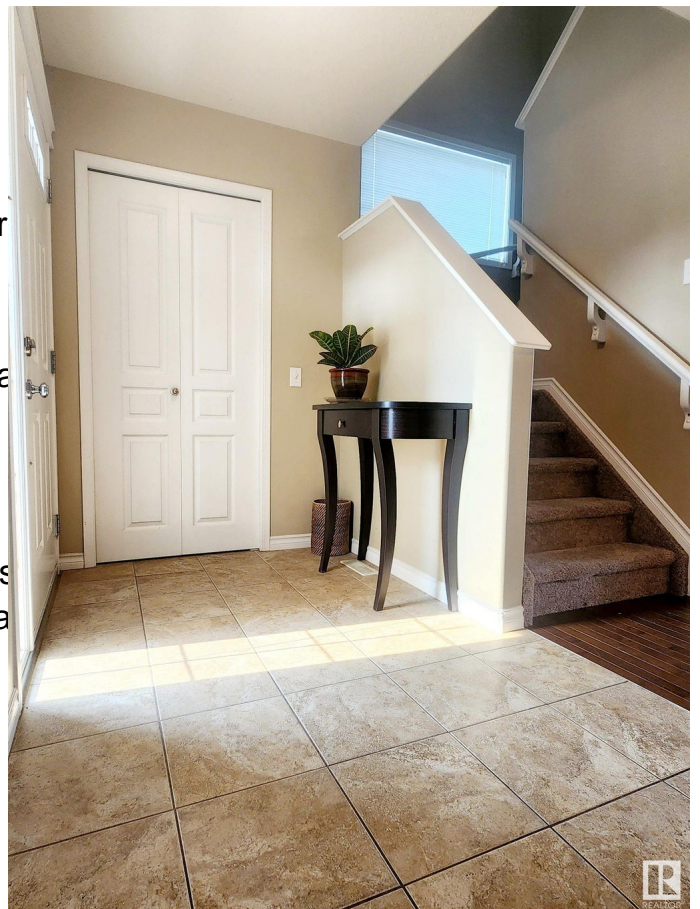
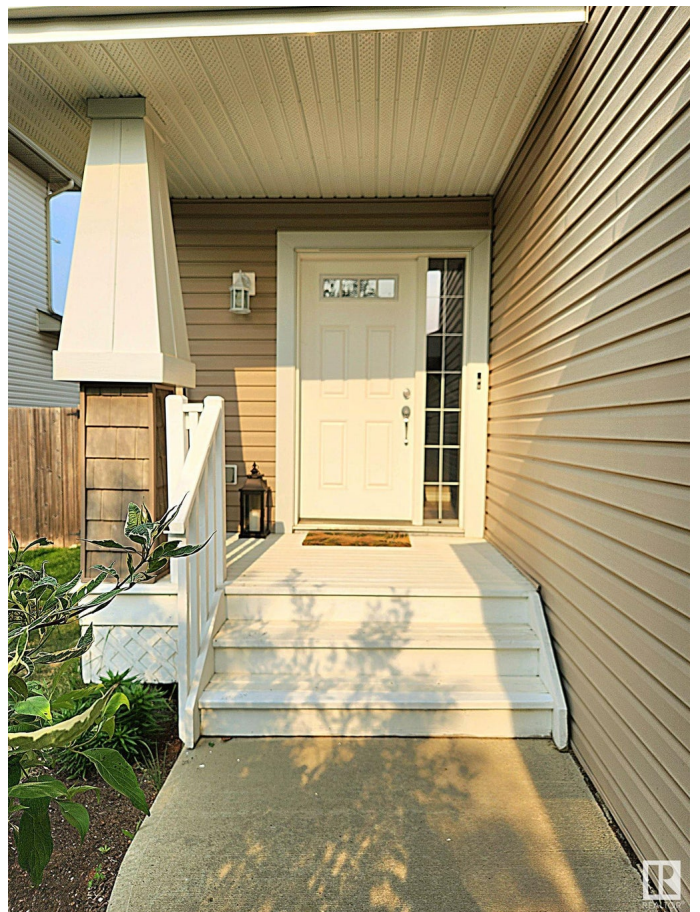
| | |
|----------------|-----------------------------------------|
| Amenities | Air Conditioner, Deck, Exterior Windows |
| Parking Spaces | 3 |
| Parking | Insulated, Single Garage Attached |

Interior

| | |
|-------------------|---------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dish Opener, Hood Fan, Refrigerator |
| 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 | 4 |
| Zoning | Zone 62 |

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Listing information last updated on June 7th, 2025 at 6:02am MDT