

## \$549,900 - 61 Canyon Road, Fort Saskatchewan

MLS® #E4460225

**\$549,900**

3 Bedroom, 2.50 Bathroom, 2,001 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Welcome to 61 Canyon Road, a place to love, a home to hold! Just over 2000 square feet of grace, with hardwood floors and a sunlit space. Granite counters, cabinets galore, a walk-thru pantry and so much more! Stainless steel with a stylish fan, this kitchen's built for any plan. Laundry's handy, the mudroom's neat, double garage makes life complete. Upstairs bonus? Movie night dreams, primary suite with reading scenes. Soaker tub, a shower too, two big beds for guests or you! Step outside - the patio's grand, stamped concrete, BBQ stand! Immaculate, bright, and full of cheer, this Canyon Road gem is waiting here!

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4460225      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,001         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 61 Canyon Road    |
| Area        | Fort Saskatchewan |
| Subdivision | Sienna            |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0W2           |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                        |

### Interior

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

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 62           |

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Listing information last updated on October 21st, 2025 at 12:17am MDT