

## \$472,500 - 35 Sereno Lane, Fort Saskatchewan

MLS® #E4462778

**\$472,500**

3 Bedroom, 2.50 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

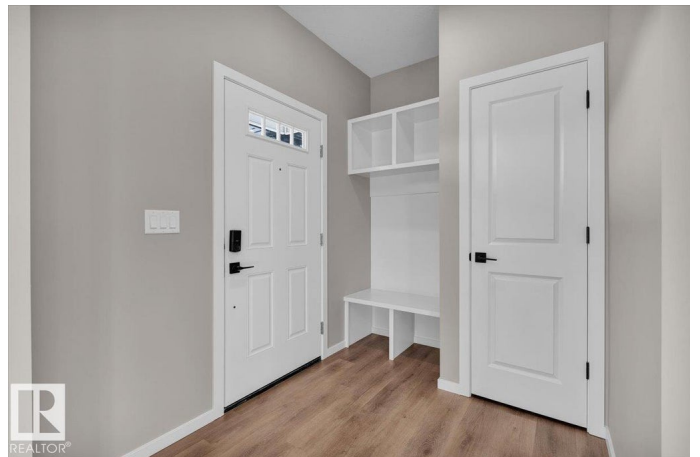
Sienna, Fort Saskatchewan, AB

5 Things to Love About This Home: 1) Modern Comforts – This brand-new 2-storey blends warm, modern finishes with timeless design, featuring 9ft ceilings, durable vinyl plank flooring, and plush carpeting upstairs. 2) Inviting Main Floor – Enjoy open-concept living with a bright great room highlighted by an electric fireplace and a seamless flow to the dining and kitchen areas. 3) Stylish Kitchen – A chef’s dream with a centre island, coffee bar, abundant storage, and contemporary finishes that make both cooking and entertaining a joy. 4) Smart Design – The upper level includes two spacious bedrooms, a 4pc bath, and a convenient laundry area, while the primary suite offers a walk-in closet and private 4pc ensuite. 5) Extra Potential & Location – Featuring a separate side entrance for future development, a charming front porch, and situated in a great location close to parks, schools, and amenities. Immediate possession available! \*Photos are representative\*

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4462778  |
| Price    | \$472,500 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,437                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 35 Sereno Lane    |
| Area        | Fort Saskatchewan |
| Subdivision | Sienna            |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0Z9           |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, No Animal Home, No Smoking Home |
| Parking   | Parking Pad Cement/Paved                                                           |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Insert                                                                |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 62            |

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Listing information last updated on October 28th, 2025 at 2:32pm MDT