\$430,000 - 86 Canyon Road, Fort Saskatchewan

MLS® #E4465673

\$430.000

3 Bedroom, 3.50 Bathroom, 1,658 sqft Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Beautiful half DUPLEX 1657 sqft backing onto a greenspace, walking trail and next to a park. DOUBLE GARAGE with EXTRA PARKING for 4 in the DRIVEWAY, On the main floor you walk through a large entry leading to a huge kitchen with granite tops with room for an island, stainless appliances, lots of white European cabinets and a large pantry, this all opens to the bright living room, nice eating area and doors leading to your deck and backyard and a half washroom. Upstairs are the huge primary bedroom with walk-in closet and 4 piece ensuite, 2 more good size bedrooms, laundry room, main bathroom 4 piece and an office Room/ Den. Partially finished basement has full bathroom.. This move in ready home could be yours MUST **SEE!!!**

Built in 2016

Essential Information

MLS® # E4465673 Price \$430,000

Bedrooms 3

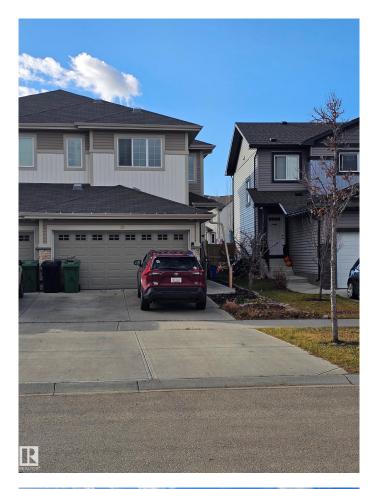
Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,658

Acres 0.00





Year Built 2016

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

Community Information

Address 86 Canyon Road

Area Fort Saskatchewan

Subdivision Sienna

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0W2

Amenities

Amenities No Animal Home, No Smoking Home

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

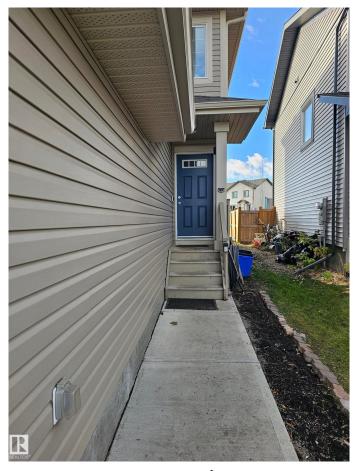
Foundation Concrete Perimeter

Additional Information

Date Listed November 13th, 2025

Days on Market 1

Zoning Zone 62



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 14th, 2025 at 12:47pm MST