

\$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	13
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 5th, 2025 at 8:32am MST