

\$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

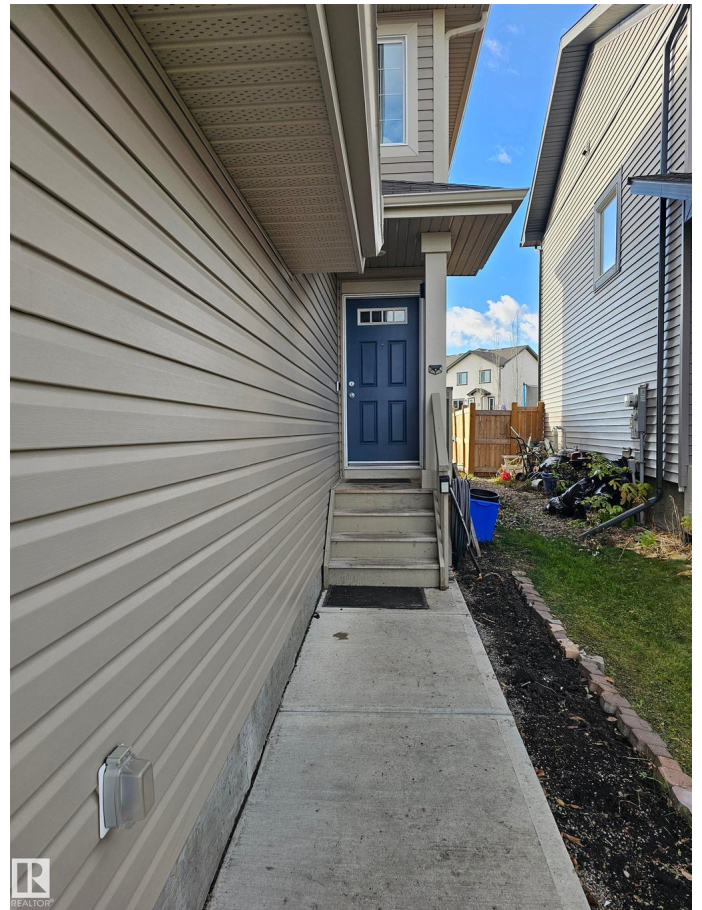
Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 13th, 2025
Days on Market	6

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 19th, 2025 at 3:47am MST