

## \$398,000 - 33 Catalina Ct, Fort Saskatchewan

MLS® #E4460848

**\$398,000**

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Sienna, Fort Saskatchewan, AB

Beautifully updated 2012 half duplex with single attached garage in Sienna! Freshly painted throughout with brand new flooring upstairs and refinished hardwood on the main floor. Offering 3 bedrooms, 2.5 baths, including a primary 4-piece ensuite, and an open-concept main floor. West exposure brings in plenty of natural light. The basement is open for future development. Close to schools, parks, trails, and all amenities—move-in ready!

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4460848      |
| Price          | \$398,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,399         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 33 Catalina Ct    |
| Area        | Fort Saskatchewan |
| Subdivision | Sienna            |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0K5           |

## Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, See Remarks |
| Parking   | Single 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-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 62           |

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Listing information last updated on October 8th, 2025 at 6:17am MDT