# \$565,000 - 42 Ficus Way, Fort Saskatchewan

MLS® #E4431674

#### \$565,000

3 Bedroom, 3.00 Bathroom, 2,143 sqft Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to your new home! This brand new 2-storey in the sought-after community of Westpark has 2142 sq. ft. of bright, open living space and seriously has it all. It features 3 bedrooms, 3 bathrooms, a double attached garage, and a layout that just makes sense. The living room is super cozy with big windows and an electric fireplace, and the kitchen has tons of counter and cabinet space plus a shelved pantry that connects to the mudroom. There's also a main floor office/den and a 3-piece bath. Upstairs, you'll find a bonus room that's perfect for movie nights or hanging out, along with a gorgeous primary suite that has a 5-piece ensuite with dual sinks, a soaker tub, shower, and walk-in closet. Two more bedrooms, a full bathroom, and laundry room round out the upper level. You're also close to schools, shopping, and everything else you need, this home is a must-see!



#### **Essential Information**

MLS® # E4431674 Price \$565,000

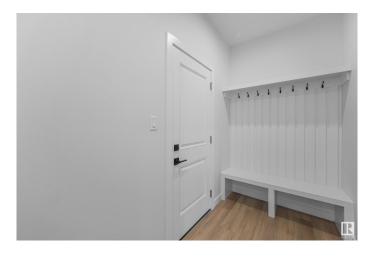
Bedrooms 3

Bathrooms 3.00

Full Baths 3







Square Footage 2,143
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 42 Ficus Way

Area Fort Saskatchewan

Subdivision Westpark\_FSAS

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0Z6

#### **Amenities**

Amenities See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Win Ferguson

Middle Rudolph Hennig

High Fort High

## **Additional Information**

Date Listed April 18th, 2025

Days on Market 14

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 May 2nd, 2025 at 11:33am MDT