# \$449,999 - 25 Ficus Way, Fort Saskatchewan

MLS® #E4452688

### \$449.999

3 Bedroom, 2.50 Bathroom, 1,430 sqft Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

5 Things to Love About This Home: 1) Bright & Open Main Floor â€" Enjoy seamless flow between the living, dining, and kitchen areas with an electric fireplace for cozy evenings. 2) Chef-Inspired Kitchen â€" Featuring a breakfast bar, ample cabinetry, and thoughtful storage solutions that make daily living effortless. 3) Smart Layout â€" Mudroom at the back entry, main floor powder room, and upper-level laundry for everyday convenience. 4) Room for Everyone â€" Over 1400 sqft with 3 bedrooms one of which is a spacious primary with walk-in closet and private 4pc ensuite. 5) Ideal Location & Extras â€" Back lane access, separate side entrance, and steps to parks, playgrounds, schools, and amenities. \*Photos are representative\* IMMEDIATE POSSESSION!



#### **Essential Information**

MLS® # E4452688 Price \$449,999

Bedrooms 3

Bathrooms 2.50

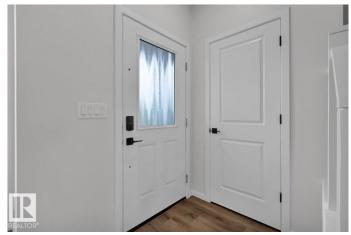
Full Baths 2

Half Baths 1

Square Footage 1,430

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 25 Ficus Way

Area Fort Saskatchewan

Subdivision Westpark\_FSAS

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0Z6

# **Amenities**

Amenities Exterior Walls- 2"x6", No Animal Home, No Smoking Home

Parking Parking Pad Cement/Paved

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric

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 Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

#### **Additional Information**

Date Listed August 13th, 2025

Days on Market 80

# Zoning Zone 62

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Listing information last updated on November 1st, 2025 at 3:32pm MDT