

# \$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 – Enjoy seamless flow between the living, dining, and kitchen areas with an electric fireplace for cozy evenings. 2) Chef-Inspired Kitchen – Featuring a breakfast bar, ample cabinetry, and thoughtful storage solutions that make daily living effortless. 3) Smart Layout – Mudroom at the back entry, main floor powder room, and upper-level laundry for everyday convenience. 4) Room for Everyone – 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 – Back lane access, separate side entrance, and steps to parks, playgrounds, schools, and amenities. \*Photos are representative\*

Built in 2025

## 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	1

## Zoning

## Zone 62

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