

## \$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!

Built in 2025

### 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	39
Zoning	Zone 62

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Listing information last updated on May 27th, 2025 at 1:17pm MDT