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

MLS® #E4431674

#### \$565,000

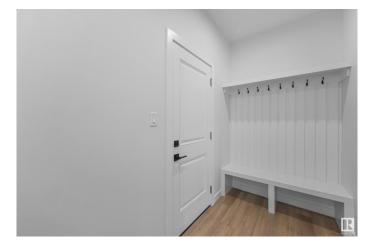
3 Bedroom, 3.00 Bathroom, 2,143 sqft Single Family on 0.00 Acres

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. Youâ€<sup>™</sup>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
Туре	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 13

Zoning Zone 62

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Listing information last updated on May 1st, 2025 at 2:47pm MDT