

# \$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\* IMMEDIATE POSSESSION!

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 | 100               |

## Zoning

## Zone 62

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Listing information last updated on November 21st, 2025 at 2:47am MST