

\$475,000 - 21 Ficus Way, Fort Saskatchewan

MLS® #E4462773

\$475,000

3 Bedroom, 2.50 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

IMMEDIATE POSSESSION 5 Things to Love About This Home:

- 1) **Bright & Inviting Design** – Step into a sunlit open-concept main floor where the living area and electric fireplace create the perfect space for relaxation and connection.
- 2) **Chef-Inspired Kitchen** – Discover the joy of cooking with a stunning island, breakfast bar, and generous cabinetry – designed for style, function, and effortless entertaining.
- 3) **Move-In Ready Convenience** – Skip the wait and start enjoying your new home right away! With immediate possession available, you can settle in and make it yours without delay.
- 4) **Thoughtful Second Level** – Enjoy a smartly designed upper floor with a flexible bonus room, upstairs laundry, two spacious bedrooms, and a luxurious primary suite with walk-in closet and spa-like 5pc ensuite featuring dual sinks.
- 5) **Ideal Westpark Location** – Nestled in one of Ft Sask's most desirable communities, you'll love being steps from parks, schools, and scenic trails – everything your family needs is right here.



Built in 2025

Essential Information

MLS® # E4462773

Price \$475,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	21 Ficus Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z6

Amenities

Amenities	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, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 20th, 2025
Days on Market	32
Zoning	Zone 62

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