

## \$489,000 - 21 Ficus Way, Fort Saskatchewan

MLS® #E4445137

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

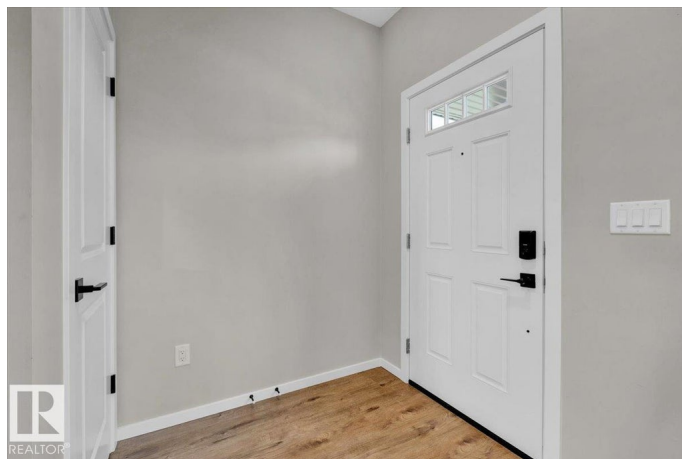
Westpark\_FSAS, Fort Saskatchewan, AB

5 Things to Love About This Home: 1) Modern Layout – Enjoy an open-concept main floor with a bright living area featuring an electric fireplace, perfect for cozy nights in. 2) Gourmet Kitchen – Cook in style with a spacious island, breakfast bar, and ample storage – ideal for family meals and entertaining. 3) Basement Potential – A separate side entrance leads to the unfinished basement that awaits your personal touch. 4) Smart Upper Level – Upstairs boasts a versatile bonus room, convenient laundry, two additional bedrooms, a full 4pc bath and an elegant primary suite with a walk-in closet and 5pc ensuite, complete with dual sinks. 5) Prime Location & Family-Friendly - Located in sought-after Westpark, near parks, schools, trails, and all amenities – this new build is the perfect place to call home. IMMEDIATE POSSESSION!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445137  |
| Price      | \$489,000 |
| 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            June 30th, 2025

Days on Market      75

Zoning                Zone 62

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Listing information last updated on September 13th, 2025 at 8:17am MDT