

## \$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 | 18               |
| Zoning         | Zone 62          |

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Listing information last updated on May 6th, 2025 at 4:17am MDT