

\$446,247 - 53 Ficus Way, Fort Saskatchewan

MLS® #E4443933

\$446,247

3 Bedroom, 2.50 Bathroom, 1,383 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

Welcome to the Dakota built by Pacesetter Homes and located in Forest Ridge community. This home has a well design and higher-end finishes such as luxury vinyl plank flooring flows throughout the great room, kitchen, and breakfast nook, creating a warm and inviting atmosphere for family living and entertaining. The kitchen is a chef's dream, featuring elegant two-toned cabinets with an upgraded door profile, quartz countertops, a stylish tile backsplash, and a large island with a flush eating bar. An under-mount stainless steel sink adds both functionality and aesthetic appeal. A 2 -piece powder room is located off the breakfast nook near the rear entry.

Upstairs, the primary retreat offers a spacious walk-in closet and a luxurious 4-piece ensuite with double sinks, providing a private oasis.

The second level also features two additional bedrooms and a main 4-piece bathroom, perfect for families. This home also boasts a separate side entrance to the basement.

*under construction photos may vary**

Built in 2025

Essential Information

MLS® # E4443933

Price \$446,247

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,383
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	53 Ficus Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4M1

Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 23rd, 2025
Days on Market 2
Zoning Zone 62



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 25th, 2025 at 8:47am MDT