

\$565,000 - 91 Ficus Way, Fort Saskatchewan

MLS® #E4429372

\$565,000

5 Bedroom, 3.50 Bathroom, 1,922 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

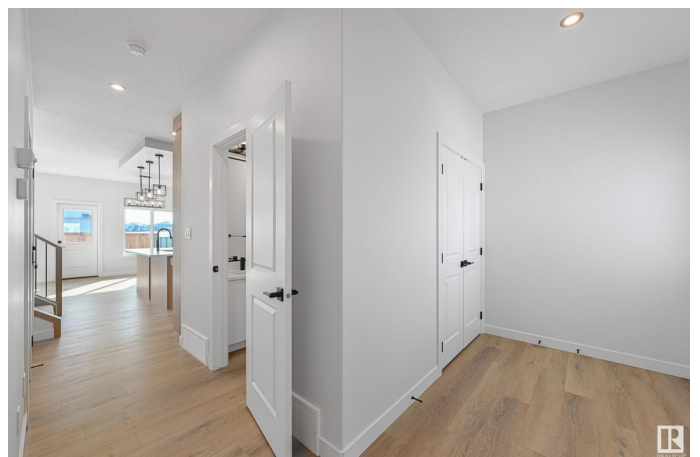
This stunning sq. ft. two-story single-family home offers both style and functionality. As you step inside, you're greeted by a den/office and a convenient half bath on the main floor.

The heart of the home is the expansive kitchen, featuring a buffet counter that spans the length of the dining area, a convenient pantry, and modern finishes. The open-concept great room is anchored by a sleek electric fireplace, creating a warm and inviting atmosphere. Upstairs, you'll find a spacious bonus room, a well-designed laundry room with a sink, and three generously sized bedrooms. The primary suite is a true retreat, boasting a luxurious 5-piece ensuite and a large walk-in closet. But that's not all, this home also includes a fully legal 2-bedroom, 1-bathroom suite in the basement, perfect for rental income or extended family. Close to many amenities including schools and shopping centers!

Built in 2025

Essential Information

MLS® #	E4429372
Price	\$565,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,922
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	91 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	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

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 5th, 2025
Days on Market	27
Zoning	Zone 62

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Listing information last updated on May 2nd, 2025 at 1:47am MDT