

## \$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

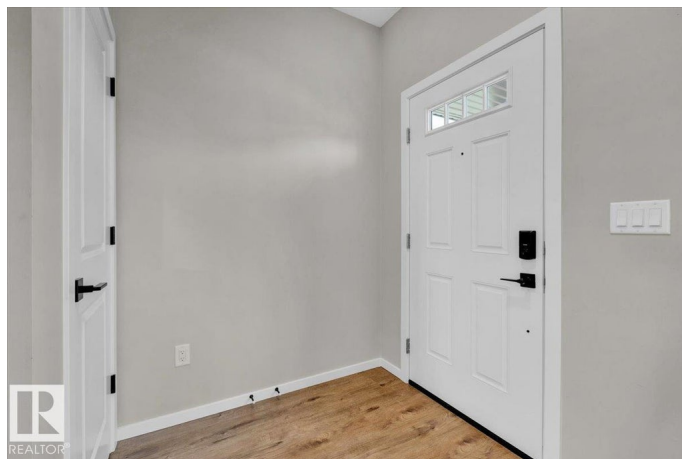
Westpark\_FSAS, Fort Saskatchewan, AB

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 76

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 September 14th, 2025 at 8:47pm MDT