

\$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

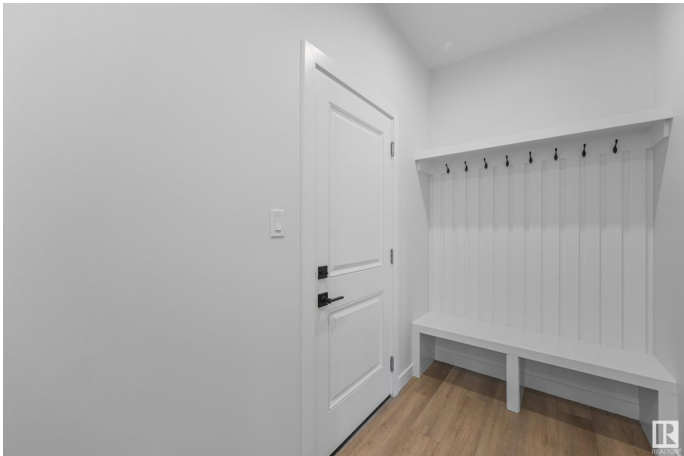
Westpark_FSAS, Fort Saskatchewan, AB

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. Thereâ€™s also a main floor office/den and a 3-piece bath. Upstairs, youâ€™ll find a bonus room thatâ€™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. Youâ€™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	35
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 May 23rd, 2025 at 8:47am MDT