

# \$299,998 - 150 Ficus Way, Fort Saskatchewan

MLS® #E4416276

**\$299,998**

2 Bedroom, 2.00 Bathroom, 922 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

**NO CONDO FEES and AMAZING VALUE!**

You read that right welcome to this brand new row house unit the "Brooke" Built by StreetSide Developments and is located in one of Fort Saskatchewan's newest premier communities of Forest Ridge. With over 920+ square Feet, it comes with front yard landscaping and a rear parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. \*\*\*Home is under construction \*\*\* Pictures are from Show home and is the same layout colors and finishing's may differ should be complete in the Summer of 2025 \*\*\*

Built in 2024

## Essential Information

MLS® #	E4416276
Price	\$299,998
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	150 Ficus Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z6

### **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	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 17th, 2024
Days on Market	85

## Zoning

## Zone 62

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Listing information last updated on March 12th, 2025 at 4:47pm MDT