

\$529,900 - 45 Ficus Way, Fort Saskatchewan

MLS® #E4429373

\$529,900

5 Bedroom, 4.00 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

This stunning 3-bedroom, 3-bathroom single-family home offers modern comfort and a legal 2-bedroom basement suite, perfect for extended family or rental income. Step into the bright living room, where a large front window fills the space with natural light, and a sleek electric fireplace adds warmth and charm. Beyond the living area, you'll find a spacious dining room, a well-appointed kitchen with ample cabinetry and counter space, and a 3-piece bathroom. A functional mudroom, complete with built-in shelves and hooks, leads to the double detached garage. Upstairs, the primary bedroom is a relaxing retreat with a private ensuite and walk-in closet. Two additional bedrooms, a second full bathroom, and a convenient laundry room complete the upper level. The legal basement suite offers independent living with 2 bedrooms, 1 bathroom, a spacious living area, a fully equipped kitchen, and its own laundry and utility room. Located in Westpark, this home is just minutes from many amenities!

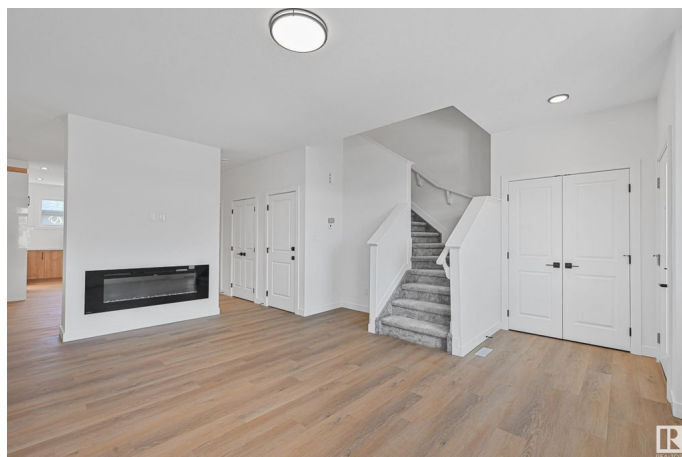
Built in 2025

Essential Information

MLS® # E4429373

Price \$529,900

Bedrooms 5



Bathrooms	4.00
Full Baths	4
Square Footage	1,709
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	45 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	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
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	14
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 April 19th, 2025 at 5:47am MDT