# \$449,900 - 125 Ficus Way, Fort Saskatchewan

MLS® #E4461939

#### \$449.900

3 Bedroom, 3.00 Bathroom, 1,690 sqft Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This stunning two-storey home combines style and functionality with a double attached garage and a smart, family-friendly layout. Step inside to a welcoming foyer with a front closet and a mudroom featuring hooks and shelving that lead to the garage. A den and 3-piece bathroom sit at the front of the home, while the rear showcases an open-concept kitchen with a pantry, dining area, and a bright living room centered around an electric fireplace. Upstairs, enjoy the convenience of upper-floor laundry, three bedrooms including a primary suite with a 5-piece ensuite and walk-in closet, a 4-piece main bathroom, and a spacious bonus room ideal for relaxing or entertaining.



#### **Essential Information**

MLS® # E4461939 Price \$449,900

Bedrooms 3

Bathrooms 3.00

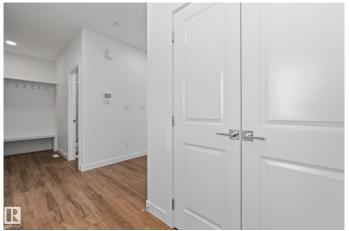
Full Baths 3

Square Footage 1,690 Acres 0.00

Year Built 2025

Type Single Family







Sub-Type Half Duplex
Style 2 Storey
Status Active

## **Community Information**

Address 125 Ficus Way

Area Fort Saskatchewan

Subdivision Westpark\_FSAS

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 1X8

#### **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 Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary JAMES MOWAT EL

Middle RUDOLPH HENNIG

High FT SASK HIGH

### **Additional Information**

Date Listed October 13th, 2025

Days on Market 15

Zoning Zone 62

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Listing information last updated on October 28th, 2025 at 6:17pm MDT