

## \$389,998 - 108 Ficus Drive, Fort Saskatchewan

MLS® #E4463322

**\$389,998**

4 Bedroom, 2.50 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

If you are looking for a 4 bedroom town home with no CONDO FEE??? Then this is definitely it, this home is a show stopper and is your opportunity to own this beautiful freehold town home. " The Madelyn " is a total departure from the traditional, designed with contemporary lifestyles and ever-changing family dynamics in mind. You'll find an ultra luxury primary bedroom on the top floor of this plan, along with the additional 2 bedrooms. The spacious main floor kitchen offers extra prep space with a large central island. This floor also features the large open concept living space. The ground level houses a private, attached two car garage, a welcoming foyer with closet space, powder room and an ultra private den / or Bedroom away from the main living space - ideal for a home office or quiet yoga studio or even a guest bedroom. \*\*\* Under construction and will be complete by December of this year , photos used are from the same model recently built but colors may vary \*\*\*\*

Built in 2025

### Essential Information

MLS® # E4463322

Price \$389,998

Bedrooms 4



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,433                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 108 Ficus Drive   |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0Z6           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | None, No Basement                          |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                              |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                              |

**Additional Information**

Date Listed           October 24th, 2025  
Days on Market     3  
Zoning                Zone 62

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