

\$449,999 - 25 Ficus Way, Fort Saskatchewan

MLS® #E4452688

\$449,999

3 Bedroom, 2.50 Bathroom, 1,430 sqft
Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

5 Things to Love About This Home: 1) Bright & Open Main Floor – Enjoy seamless flow between the living, dining, and kitchen areas with an electric fireplace for cozy evenings. 2) Chef-Inspired Kitchen – Featuring a breakfast bar, ample cabinetry, and thoughtful storage solutions that make daily living effortless. 3) Smart Layout – Mudroom at the back entry, main floor powder room, and upper-level laundry for everyday convenience. 4) Room for Everyone – Over 1400 sqft with 3 bedrooms one of which is a spacious primary with walk-in closet and private 4pc ensuite. 5) Ideal Location & Extras – Back lane access, separate side entrance, and steps to parks, playgrounds, schools, and amenities. *Photos are representative*
IMMEDIATE POSSESSION!

Built in 2025

Essential Information

MLS® #	E4452688
Price	\$449,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,430
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	25 Ficus Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z6

Amenities

Amenities	Exterior Walls- 2"x6", No Animal Home, No Smoking Home
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
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	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	83

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 November 4th, 2025 at 6:17am MST