

## \$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!

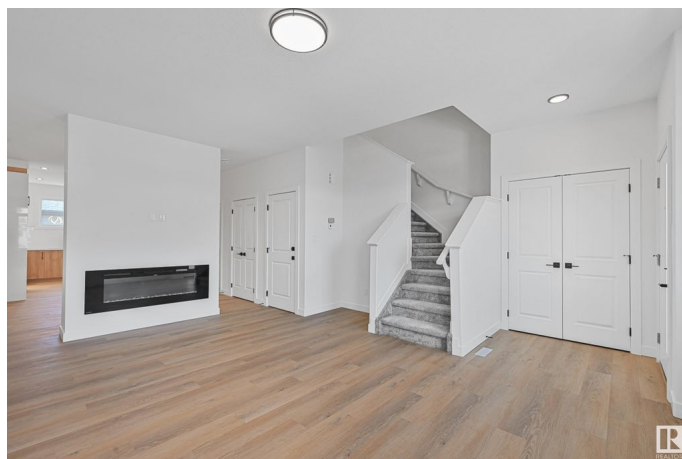
Built in 2025

### 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

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Listing information last updated on April 19th, 2025 at 4:47am MDT