

\$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!

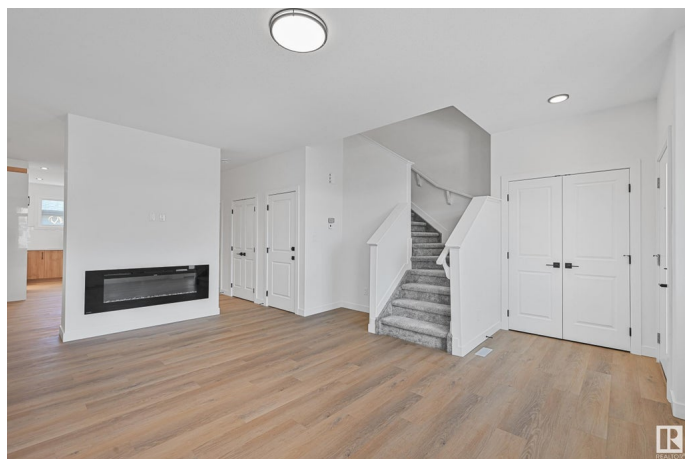
Built in 2025

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 2:47pm MDT