

# \$449,900 - 95 Ficus Way, Fort Saskatchewan

MLS® #E4464329

## \$449,900

3 Bedroom, 3.00 Bathroom, 1,748 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This beautiful two-storey home offers the perfect blend of modern design and everyday comfort. Featuring a double attached garage and a thoughtfully crafted layout, it welcomes you with a spacious foyer, front closet, and a practical mudroom with built-in storage. The main floor includes a versatile den and a full 3-piece bathroom, leading into an open-concept kitchen with a walk-in pantry, a bright dining area, and a cozy living room with an elegant electric fireplace. Upstairs, convenience meets style with upper-floor laundry, three generous bedrooms including a luxurious primary suite with a 5-piece ensuite and walk-in closet. You will also find an additional 4-piece bathroom, and a large bonus room perfect for family movie nights or entertaining guests!

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464329  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,748     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 95 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 | 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 | 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    | October 30th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 62            |

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Listing information last updated on November 8th, 2025 at 8:32am MST