

\$449,900 - 97 Ficus Way, Fort Saskatchewan

MLS® #E4464331

\$449,900

3 Bedroom, 3.00 Bathroom, 1,874 sqft
Single Family on 0.00 Acres

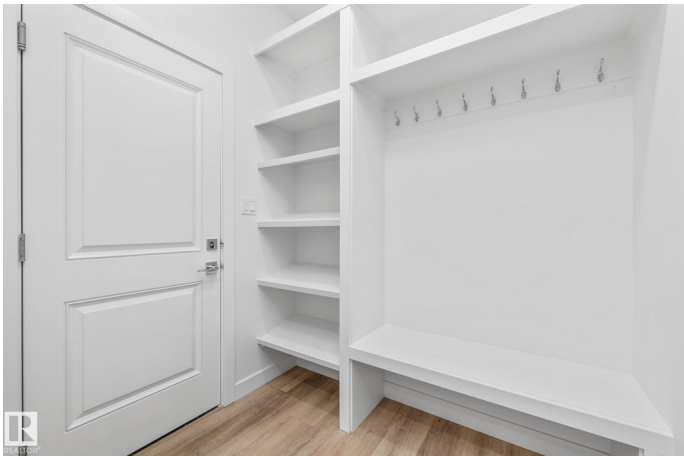
Westpark_FSAS, Fort Saskatchewan, AB

Welcome to this stunning two-storey home that perfectly combines modern elegance with everyday functionality. With a double attached garage and a well-designed floor plan, this home greets you with a spacious foyer, front closet, and a convenient mudroom featuring built-in storage. The main level offers a versatile den and a full 3-piece bathroom, leading into an open-concept living space with a stylish kitchen complete with a walk-in pantry, a bright dining area, and a cozy living room centered around an electric fireplace. Upstairs, enjoy the ease of upper-floor laundry, three spacious bedrooms including a beautiful primary suite with a 5-piece ensuite and walk-in closet, a second 4-piece bathroom, and a large bonus room ideal for relaxing or entertaining. Close to many amenities including schools and shopping centers!

Built in 2025

Essential Information

MLS® #	E4464331
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,874
Acres	0.00



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

Community Information

Address	97 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
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Days on Market	3
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Zoning	Zone 62
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Listing information last updated on November 2nd, 2025 at 3:32pm MST