

\$475,000 - 21 Ficus Way, Fort Saskatchewan

MLS® #E4462773

\$475,000

3 Bedroom, 2.50 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

IMMEDIATE POSSESSION 5 Things to Love About This Home:

- 1) **Bright & Inviting Design** – Step into a sunlit open-concept main floor where the living area and electric fireplace create the perfect space for relaxation and connection.
- 2) **Chef-Inspired Kitchen** – Discover the joy of cooking with a stunning island, breakfast bar, and generous cabinetry – designed for style, function, and effortless entertaining.
- 3) **Move-In Ready Convenience** – Skip the wait and start enjoying your new home right away! With immediate possession available, you can settle in and make it yours without delay.
- 4) **Thoughtful Second Level** – Enjoy a smartly designed upper floor with a flexible bonus room, upstairs laundry, two spacious bedrooms, and a luxurious primary suite with walk-in closet and spa-like 5pc ensuite featuring dual sinks.
- 5) **Ideal Westpark Location** – Nestled in one of Ft Sask's most desirable communities, you'll love being steps from parks, schools, and scenic trails – everything your family needs is right here.



Built in 2025

Essential Information

MLS® # E4462773

Price \$475,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	21 Ficus Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z6

Amenities

Amenities	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, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 20th, 2025
Days on Market	15
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 1:32pm MST