# \$565,000 - 91 Ficus Way, Fort Saskatchewan

MLS® #E4429372

#### \$565.000

5 Bedroom, 3.50 Bathroom, 1,922 sqft Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This stunning sq. ft. two-story single-family home offers both style and functionality. As you step inside, you're greeted by a den/office and a convenient half bath on the main floor. The heart of the home is the expansive kitchen, featuring a buffet counter that spans the length of the dining area, a convenient pantry, and modern finishes. The open-concept great room is anchored by a sleek electric fireplace, creating a warm and inviting atmosphere. Upstairs, you'll find a spacious bonus room, a well-designed laundry room with a sink, and three generously sized bedrooms. The primary suite is a true retreat, boasting a luxurious 5-piece ensuite and a large walk-in closet. But that's not all, this home also includes a fully legal 2-bedroom, 1-bathroom suite in the basement, perfect for rental income or extended family. Close to many amenities including schools and shopping centers!

Built in 2025

#### **Essential Information**

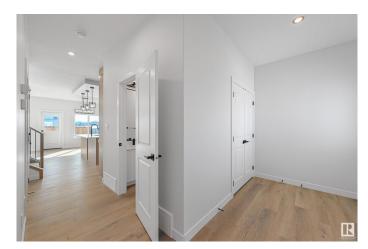
MLS®# E4429372 Price \$565,000

Bedrooms 5 3.50 Bathrooms

Full Baths 3







Half Baths 1

Square Footage 1,922 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 91 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 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 13

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 April 17th, 2025 at 10:02pm MDT