

\$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	5
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 10:17am MST