

# \$364,998 - 164 Ficus Way, Fort Saskatchewan

MLS® #E4444211

**\$364,998**

3 Bedroom, 2.50 Bathroom, 1,207 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

**NO CONDO FEES and AMAZING VALUE!**

You read that right welcome to this brand new

townhouse unit the "Bentley" Built by

StreetSide Developments and is located in

one of Fort Saskatchewan newest premier

communities of Westpark. With over 1200+

square Feet, front and back yard is

landscaped. This opportunity is perfect for a

young family or young couple. Your main floor

is complete with upgrade luxury Laminate and

Vinyl plank flooring throughout the great room

and the kitchen. Highlighted in your new

kitchen are upgraded cabinets, upgraded

counter tops and a tile back splash. Finishing

off the main level is a 2 piece bathroom. The

upper level has 3 bedrooms and 2 full

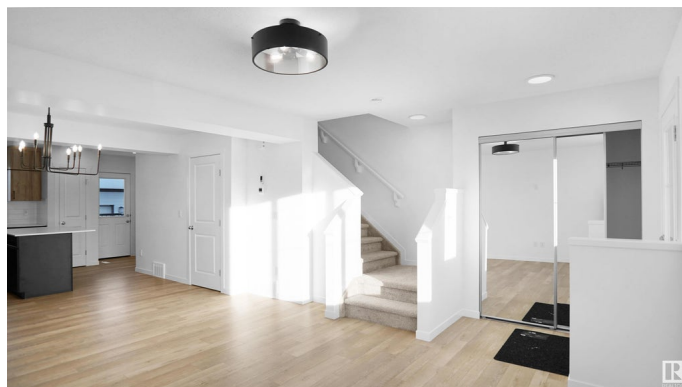
bathrooms that is perfect for a first time buyer.

\*\*\* Home is under construction and will be

complete by the end of February 2026 , photos

used are from the same layout but the colors

may vary \*\*\*



Built in 2025

## Essential Information

MLS® # E4444211

Price \$364,998

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths	1
Square Footage	1,207
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	164 Ficus Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z6

### **Amenities**

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 24th, 2025

Days on Market 82

Zoning Zone 62

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Listing information last updated on September 14th, 2025 at 2:02pm MDT