

# \$449,900 - 123 Ficus Way, Fort Saskatchewan

MLS® #E4461962

## \$449,900

3 Bedroom, 3.00 Bathroom, 1,802 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this beautiful two-storey home featuring a double attached garage and a thoughtfully designed layout. The front foyer offers a convenient closet, while the mudroom with built-in hooks and shelving provides easy access from the garage. At the front of the home, youâ€™ll find a versatile den and a 3-piece bathroomâ€”perfect for guests or a home office. The back of the home opens into a bright, open-concept space with a large kitchen and pantry, a dining area, and a cozy living room with an electric fireplace. Upstairs includes three spacious bedrooms, including the primary suite with a 5-piece ensuite and walk-in closet, as well as a 4-piece main bathroom, laundry room, and a comfortable bonus room.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461962  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,802     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 123 Ficus Way     |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1X8           |

### 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 | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### School Information

|            |                |
|------------|----------------|
| Elementary | JAMES MOWAT EL |
| Middle     | RUDOLPH HENNIG |

High FT SASK HIGH

### **Additional Information**

Date Listed October 13th, 2025

Days on Market 3

Zoning Zone 62

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Listing information last updated on October 16th, 2025 at 6:02pm MDT