

Courtesy Of Timothy S Baker Of RE/MAX Edge Realty

# \$565,000 - 26 Ficus Way, Fort Saskatchewan

MLS® #E4430055

**\$565,000**

3 Bedroom, 3.00 Bathroom, 2,141 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This beautiful 2141 sq. ft. two-storey home offers the perfect mix of style, space, and functionality. As you enter, you're welcomed into the front foyer. Down the hall you'll find a functional mudroom, a den and a convenient 3 piece bathroom. The kitchen is the heart of the home, featuring modern finishes, a walk-in pantry, and a long buffet counter that runs alongside the dining area, perfect for serving or extra storage. The open-concept layout flows into the cozy great room, complete with a sleek electric fireplace that creates a warm and inviting atmosphere. Upstairs, you'll find a spacious bonus room for extra living space, a well-laid-out laundry room with a sink, and three generously sized bedrooms. The primary bedroom is a true retreat, featuring a large walk-in closet and a luxurious 5-piece ensuite with a soaker tub, double sinks, and a separate shower. Located in Westpark, this home is close to many amenities including schools and shopping centers, adding convenience to everyday living!

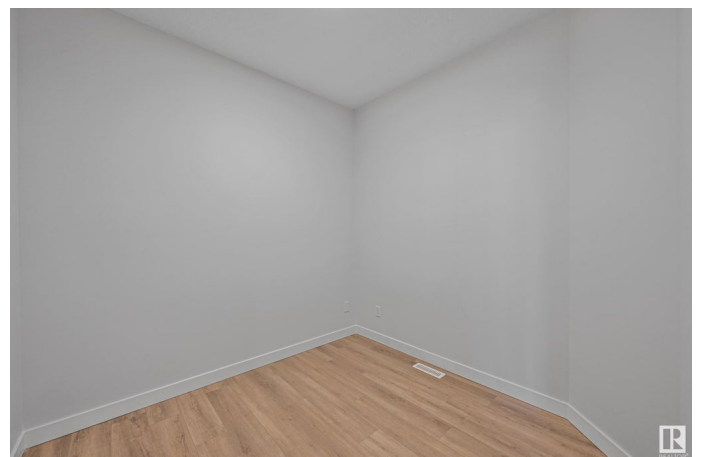
Built in 2025

## Essential Information

MLS® # E4430055

Price \$565,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,141                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 26 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    | April 10th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 62          |

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Listing information last updated on April 21st, 2025 at 6:32pm MDT