

## \$575,000 - 38 Ficus Way, Fort Saskatchewan

MLS® #E4438246

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,896 sqft

Single Family on 0.00 Acres

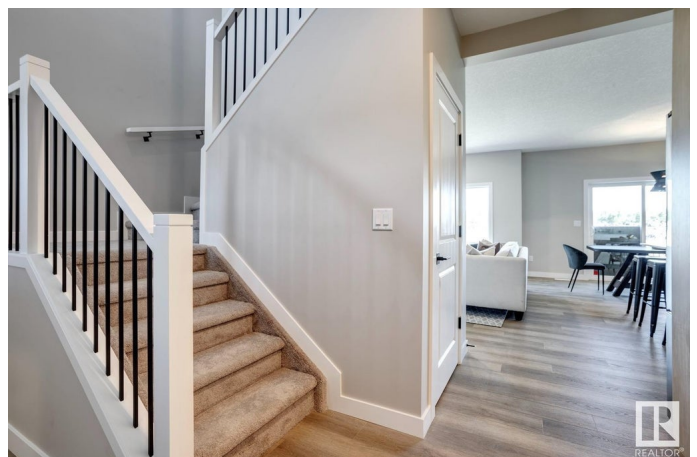
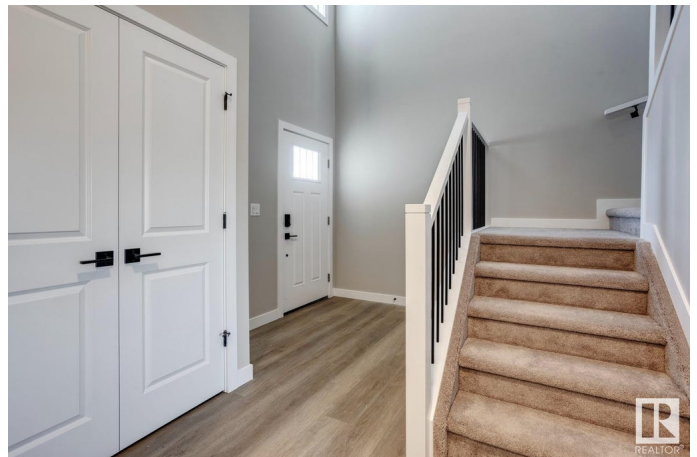
Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to your brand new 2-storey home in the heart of Fort Saskatchewan! Boasting over 1800 sqft of modern living space, this thoughtfully designed home features a double attached garage and a separate side entrance. The main floor features an open-concept living space with a cozy electric fireplace, a stylish kitchen equipped with an island and breakfast bar, a pantry with a walk-through to the mudroom and garage, and a convenient two-piece bath. Upstairs, enjoy a central bonus room, upper laundry, two spacious bedrooms (one with a walk-in closet), and a 4pc bath. The primary suite impresses with its walk-in closet and spa-like 5pc ensuite, including dual sinks, a soaker tub, and a separate shower. Located close to parks, playgrounds, and all amenities—this home offers the perfect blend of comfort and convenience. \*Photos are representative\*

Built in 2025

### Essential Information

MLS® #	E4438246
Price	\$575,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,896
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	38 Ficus Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z6

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 23rd, 2025

Days on Market 25

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 June 17th, 2025 at 1:02am MDT