

## \$579,900 - 30 Ficus Way, Fort Saskatchewan

MLS® #E4433795

**\$579,900**

4 Bedroom, 3.00 Bathroom, 2,316 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This stunning 2316 sq. ft. two-storey home perfectly blends style, space, and functionality. Step into the welcoming front foyer and discover thoughtful touches throughout. Just off the hallway, you'll find a practical mudroom, a versatile den, and a full 3-piece bathroom. At the heart of the home is a modern kitchen featuring sleek finishes, a walk-in pantry, and a long buffet counter that seamlessly connects to the dining area. The open-concept layout flows into a cozy great room with an elegant electric fireplace, creating a warm, inviting space to gather. Upstairs offers even more room to live and relax, with a spacious bonus room, a convenient laundry room with a sink, and 4 generously sized bedrooms. The primary suite is a private sanctuary with a large walk-in closet and a spa-like 5-piece ensuite complete with a soaker tub, double sinks, and a separate shower. Located in the sought-after Westpark community, this home is close to schools, shopping, and everyday amenities!

Built in 2025

### Essential Information

MLS® # E4433795

Price \$579,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,316                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 30 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    | May 1st, 2025 |
| Days on Market | 13            |
| 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 May 14th, 2025 at 3:47pm MDT