\$449,681 - 99 Ficus Way, Fort Saskatchewan

MLS® #E4427363

\$449,681

3 Bedroom, 2.50 Bathroom, 1,605 sqft Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

Welcome to the "Belgravia― built by the award-winning builder Pacesetter Homes. This is the perfect place and is perfect for a young couple of a young family. Beautiful parks and green space through out the area of Fort Saskatchewan and has easy access to the walking trails. This 2 storey single family attached half duplex offers over 1600+sqft, Vinyl plank flooring laid through the open concept main floor. The chef inspired kitchen has a lot of counter space and a full height tile back splash. Next to the kitchen is a very cozy dining area with tons of natural light, it looks onto the large living room. Carpet throughout the second floor. This floor has a large primary bedroom, a walk-in closet, and a 3 piece ensuite. There is also two very spacious bedrooms and another 4 piece bathroom. Lastly, you will love the double attached garage. *** Home is under construction photos used are from the same model coolers may vary, to be complete by October of this year***

Built in 2025

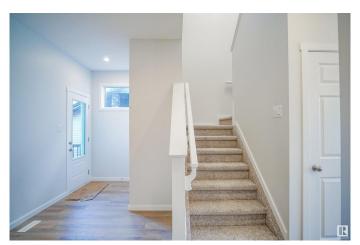
Essential Information

MLS® # E4427363 Price \$449,681

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,605 Acres 0.00 Year Built 2025

Type Single Family Sub-Type Half Duplex

Style 2 Storey
Status Active

Community Information

Address 99 Ficus Way

Area Fort Saskatchewan
Subdivision Westpark_FSAS
City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0Z6

Amenities

Amenities See Remarks

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 24th, 2025

Days on Market 142

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 August 12th, 2025 at 11:17pm MDT