

# \$565,000 - 91 Ficus Way, Fort Saskatchewan

MLS® #E4429372

**\$565,000**

5 Bedroom, 3.50 Bathroom, 1,922 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This stunning sq. ft. two-story single-family home offers both style and functionality. As you step inside, you're greeted by a den/office and a convenient half bath on the main floor. The heart of the home is the expansive kitchen, featuring a buffet counter that spans the length of the dining area, a convenient pantry, and modern finishes. The open-concept great room is anchored by a sleek electric fireplace, creating a warm and inviting atmosphere. Upstairs, you'll find a spacious bonus room, a well-designed laundry room with a sink, and three generously sized bedrooms. The primary suite is a true retreat, boasting a luxurious 5-piece ensuite and a large walk-in closet. But that's not all, this home also includes a fully legal 2-bedroom, 1-bathroom suite in the basement, perfect for rental income or extended family. Close to many amenities including schools and shopping centers!

Built in 2025

## Essential Information

MLS® #	E4429372
Price	\$565,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,922
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	91 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	3
Has Basement	Yes
Basement	Full, Finished

### 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 5th, 2025  
Days on Market        15  
Zoning                     Zone 62

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Listing information last updated on April 20th, 2025 at 2:47pm MDT