# \$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

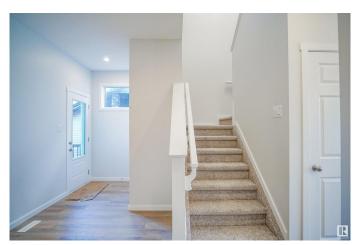
## **Essential Information**

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 118

Zoning Zone 62

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Listing information last updated on July 20th, 2025 at 6:32am MDT