

## \$449,998 - 105 Ficus Way, Fort Saskatchewan

MLS® #E4427329

**\$449,998**

3 Bedroom, 2.50 Bathroom, 1,398 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to the "Aspire" built by the award-winning builder Pacesetter Homes. This is the perfect place and is perfect for a young couple or a young family. Beautiful parks and green space throughout the area of Forest Ridge. This 2 storey single family attached half duplex offers over 1390+sqft, includes Vinyl plank flooring laid through the open concept main floor. The 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 and the side separate entrance perfect for future basement development. \*\*\*Home is under construction the photos shown are of the same home recently built colors and finishing's will vary Complete by October of this year \*\*\*



Built in 2025

### Essential Information

MLS® #	E4427329
Price	\$449,998
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,398
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	105 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      77  
Zoning                Zone 62

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