

## \$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!

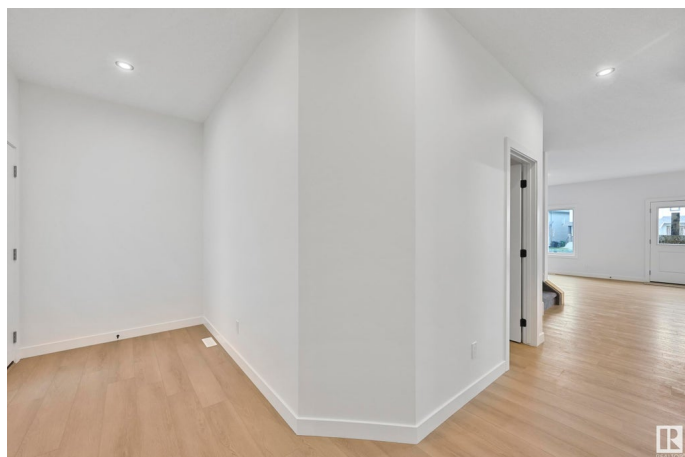
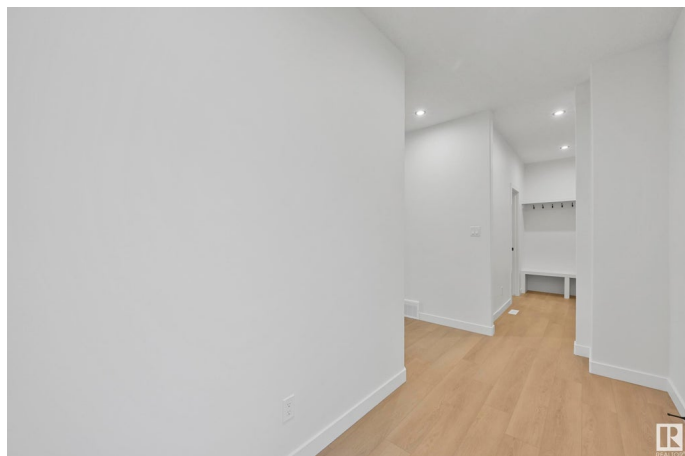
Built in 2025

### 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	10
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 11th, 2025 at 10:32am MDT