# \$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!

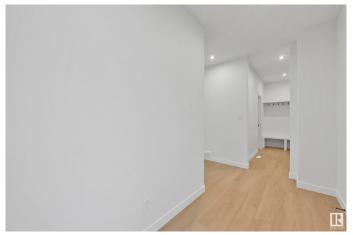


#### **Essential Information**

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 2

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 2nd, 2025 at 10:02pm MDT