

\$449,900 - 123 Ficus Way, Fort Saskatchewan

MLS® #E4461962

\$449,900

3 Bedroom, 3.00 Bathroom, 1,802 sqft
Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

Welcome to this beautiful two-storey home featuring a double attached garage and a thoughtfully designed layout. The front foyer offers a convenient closet, while the mudroom with built-in hooks and shelving provides easy access from the garage. At the front of the home, youâ€™™ll find a versatile den and a 3-piece bathroomâ€™™perfect for guests or a home office. The back of the home opens into a bright, open-concept space with a large kitchen and pantry, a dining area, and a cozy living room with an electric fireplace. Upstairs includes three spacious bedrooms, including the primary suite with a 5-piece ensuite and walk-in closet, as well as a 4-piece main bathroom, laundry room, and a comfortable bonus room.

Built in 2025

Essential Information

MLS® #	E4461962
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,802
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	123 Ficus Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 1X8

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	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	JAMES MOWAT EL
Middle	RUDOLPH HENNIG

High FT SASK HIGH

Additional Information

Date Listed October 13th, 2025

Days on Market 5

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 October 18th, 2025 at 2:47pm MDT