# \$446,247 - 53 Ficus Way, Fort Saskatchewan

MLS® #E4443933

#### \$446,247

3 Bedroom, 2.50 Bathroom, 1,383 sqft Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to the Dakota built by Pacesetter Homes and located in Forest Ridge community. This home has a well design and higher-end finishes such as luxury vinyl plank flooring flows throughout the great room, kitchen, and breakfast nook, creating a warm and inviting atmosphere for family living and entertaining. The kitchen is a chef's dream, featuring elegant two-toned cabinets with an upgraded door profile, quartz countertops, a stylish tile backsplash, and a large island with a flush eating bar. An under-mount stainless steel sink adds both functionality and aesthetic appeal. A 2 -piece powder room is located off the breakfast nook near the rear entry. Upstairs, the primary retreat offers a spacious walk-in closet and a luxurious 4-piece ensuite with double sinks, providing a private oasis. The second level also features two additional bedrooms and a main 4-piece bathroom, perfect for families. This home also boasts a separate side entrance to the basement. \*under construction photos may vary\*\*





Built in 2025

#### **Essential Information**

MLS® #	E4443933
Price	\$446,247
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,383
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	53 Ficus Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4M1

## Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

## Interior

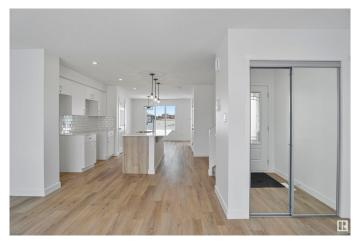
Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## 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	June 23rd, 2025
Days on Market	26
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 July 19th, 2025 at 5:17am MDT