

## \$469,998 - 99 Ficus Way, Fort Saskatchewan

MLS® #E4427363

**\$469,998**

3 Bedroom, 2.50 Bathroom, 1,605 sqft

Single Family on 0.00 Acres

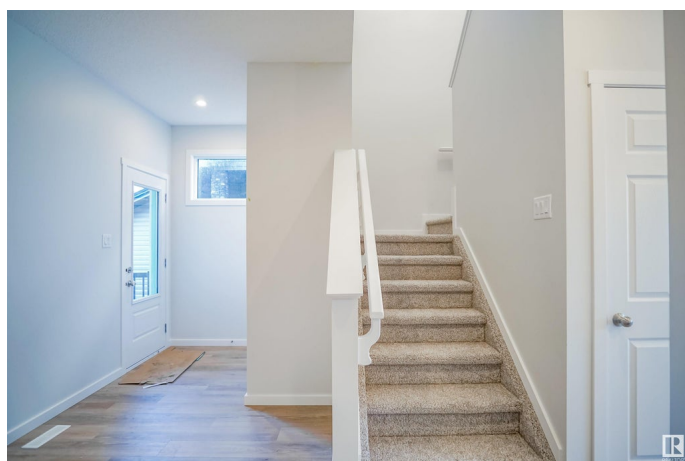
Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to the "Belgravia" built by the award-winning builder Pacesetter Homes. This is the perfect place and is perfect for a young couple of a young family. Beautiful parks and green space through out the area of Fort Saskatchewan and has easy access to the walking trails. This 2 storey single family attached half duplex offers over 1600+sqft, Vinyl plank flooring laid through the open concept main floor. The chef inspired 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. \*\*\* Home is under construction photos used are from the same model coolers may vary , to be complete by October of this year\*\*\*

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427363  |
| Price     | \$469,998 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,605         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 99 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 27

Zoning Zone 62

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Listing information last updated on April 20th, 2025 at 6:02pm MDT