

## \$549,998 - 58 Ficus Way, Fort Saskatchewan

MLS® #E4424968

**\$549,998**

3 Bedroom, 2.50 Bathroom, 1,904 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to the "Kaylan" built by the award-winning builder Pacesetter homes and is located in the heart of West Park and just steps to the neighborhood park and walking trails. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. Close to all amenities and easy access to the Henday. \*\*\*Home is under construction the photos shown are of the same home recently built and the colors and finishings will vary\*\*\*

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424968  |
| Price      | \$549,998 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,904                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 58 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, View Lake, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed March 10th, 2025

Days on Market 69

Zoning Zone 62

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Listing information last updated on May 18th, 2025 at 1:17am MDT