

# \$459,998 - 103 Ficus Way, Fort Saskatchewan

MLS® #E4427332

**\$459,998**

3 Bedroom, 2.50 Bathroom, 1,398 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to the "Aspire" 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 Forest Ridge. This 2 storey single family attached half duplex offers over 1390+sqft, includes Vinyl plank flooring laid through the open concept main floor. The 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 and the side separate entrance perfect for future basement development. \*\*\*Home is under construction the photos shown are of the same home recently built colors and finishing's will vary Complete by October of this year \*\*\*



Built in 2025

## Essential Information

MLS® # E4427332

Price \$459,998

Bedrooms 3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,398
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	103 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 20

Zoning Zone 62

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Listing information last updated on April 13th, 2025 at 1:17pm MDT