

## \$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
Type	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        36  
Zoning                  Zone 62



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Listing information last updated on July 29th, 2025 at 5:32am MDT