

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

# \$329,998 - 120 Ficus Way, Fort Saskatchewan

MLS® #E4424443

**\$329,998**

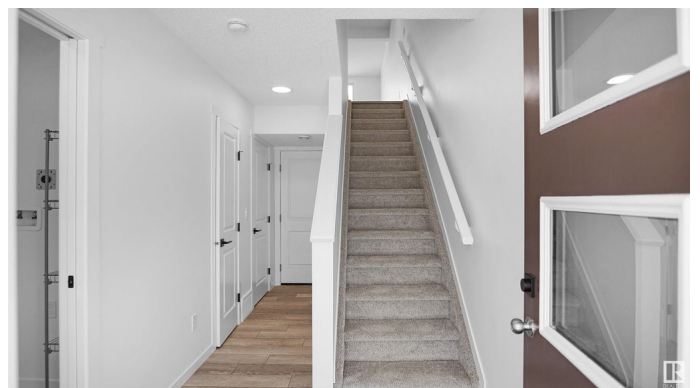
2 Bedroom, 2.50 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

**NO CONDO FEES and AMAZING VALUE!**

You read that right welcome to this brand new townhouse unit the "Demi" Built by StreetSide Developments and is located in one of Fort Saskatchewan's newest premier of Forrest Ridge in West Park .With almost 1100 square Feet, it comes with front yard landscaping and a single over sized attached garage, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen. The main entrance/ main floor has a large sized foyer laundry room and 2 piece bathroom. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. \*\*\* Under construction and will be complete this coming summer, Photos used are from the same model but the colors may vary \*\*\*\*



Built in 2025

## Essential Information

MLS® #	E4424443
Price	\$329,998
Bedrooms	2
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,100
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	120 Ficus Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z6

### **Amenities**

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 44

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 April 18th, 2025 at 11:32pm MDT