

# \$309,998 - 152 Ficus Way, Fort Saskatchewan

MLS® #E4429597

**\$309,998**

2 Bedroom, 2.00 Bathroom, 922 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 row house unit the "Brooke" Built by StreetSide Developments and is located in one of Fort Saskatchewan's newest premier communities of Forest Ridge. With over 920+ square Feet, it comes with front yard landscaping and a rear parking pad, 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. 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. \*\*\*Home is under construction \*\*\* Pictures are from Show home and is the same layout colors and finishing's may differ should be complete in the Fall of 2025 \*\*\*

Built in 2025

## Essential Information

MLS® #	E4429597
Price	\$309,998
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	152 Ficus Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z6

### **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	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	13

## 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 20th, 2025 at 5:17am MDT