

## \$364,998 - 140 Ficus Way, Fort Saskatchewan

MLS® #E4447097

**\$364,998**

3 Bedroom, 2.50 Bathroom, 1,207 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 "Bentley" Built by StreetSide Developments and is located in one of Fort Saskatchewan newest premier communities of Westpark. With over 1200+ square Feet, front and back yard is landscaped. This opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Laminate and 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. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer. \*\*\* Home is under construction and will be complete by the end September , photos used are from the same layout but the colors may vary \*\*\*



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447097  |
| Price      | \$364,998 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,207                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 140 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          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                            |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                     |

### Additional Information

Date Listed July 10th, 2025

Days on Market 90

Zoning Zone 62

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Listing information last updated on October 8th, 2025 at 1:47pm MDT