

# \$538,963 - 57 Ficus Way, Fort Saskatchewan

MLS® #E4465552

**\$538,963**

3 Bedroom, 2.50 Bathroom, 1,660 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to the "Blackwood" built by the award-winning builder Pacesetter homes and is located in the heart of Forest Ridge one of Fort Saskatchewan's newest community. The Blackwood has an open concept floorplan with plenty of living space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, allowing for a large upstairs laundry room and sizeable owner's suite which also includes a bonus room / loft. The main floor showcases a large great room and dining nook leading into the kitchen which has a good deal of cabinet and counter space and also a pantry for extra storage. The basement has a side separate entrance perfect for future development. Close to all amenities. \*\*\* Photos used are from the same model recently built the colors may vary , should be complete by end of April / May 2026 \*\*\*

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465552  |
| Price      | \$538,963 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,660                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 57 Ficus Way      |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0Y8           |

### 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 | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 11th, 2025 |
|-------------|---------------------|

Days on Market 8

Zoning Zone 62

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Listing information last updated on November 19th, 2025 at 6:47am MST