

## \$475,000 - 46 Waverly Way, Fort Saskatchewan

MLS® #E4438799

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Available immediately! This stunning brand new half duplex offers an unparalleled living experience with its thoughtful design and luxurious features. Prepare to be wowed by the 22 foot ceilings in the living room creating an expansive and airy atmosphere. The open to below upper level open living room adds another versatile space for relaxation or entertaining. office area provides A dedicated and inspiring workplace. This home boast an open concept main floor, perfect for modern living. your bedroom is a true retreat featuring a huge walk in closet and spa like master bathroom. The tranquility of backing on to green space, offering beautiful views in a private outdoor oasis every detail has been carefully considered creating a home that is both beautiful and functional. Don't miss the opportunity to make this exquisite property yours.

Built in 2024

### Essential Information

MLS® #	E4438799
Price	\$475,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,550
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	46 Waverly Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 3L3

### Amenities

Amenities	Deck, Patio
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Oven-Built-In, Oven-Microwave
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 27th, 2025
-------------	----------------

Days on Market 72  
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 August 6th, 2025 at 10:03pm MDT