# \$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

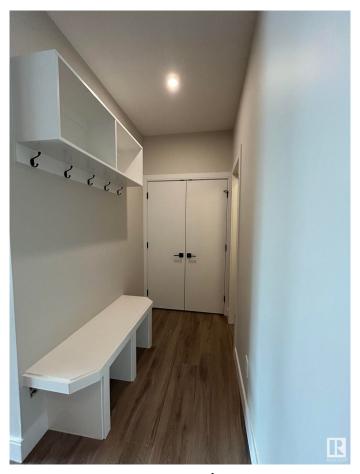
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 27th, 2025

Days on Market 31

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 June 26th, 2025 at 11:17pm MDT