

## \$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 63  
Zoning Zone 62



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Listing information last updated on July 29th, 2025 at 4:02am MDT