# \$475,000 - 66 Waverly Wy, Fort Saskatchewan

MLS® #E4455362

#### \$475,000

3 Bedroom, 2.50 Bathroom, 1,666 sqft Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Step into luxury with this brand-new half duplex, crafted with modern style and thoughtful details. The main floor boasts 9-foot ceilings and expansive windows that fill the living room with natural light. A loft-style living room offers versatile space for relaxing or entertaining, while the dedicated home office makes working from home effortless. The open-concept layout flows seamlessly, designed for today's lifestyle. Upstairs, enjoy a family room, walkout laundry, and two additional bedrooms with a full washroom. The private principal suite features a spacious walk-in closet and spa-inspired ensuite. The basement also offers 9-foot ceilings and a separate entrance, adding incredible potential for future development. Backing onto a walking trail, children's park, and large dog park, this home provides beautiful views and a private outdoor retreat. Every detail has been carefully planned to combine elegance, functionality, and comfort.

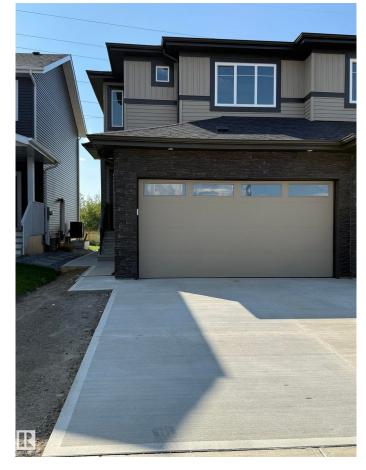
Built in 2024

#### **Essential Information**

MLS® # E4455362 Price \$475,000

Bedrooms 3
Bathrooms 2.50





Full Baths 2 Half Baths 1

Square Footage 1,666 Acres 0.00 Year Built 2024

Type Single Family
Sub-Type Half Duplex

Style 2 Storey
Status Active

## **Community Information**

Address 66 Waverly Wy

Area Fort Saskatchewan
Subdivision Westpark\_FSAS
City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 3L7

#### **Amenities**

Amenities Ceiling 9 ft., 9 ft. Basement Ceiling

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Park/Reserve, Playground Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 29th, 2025

Days on Market 48

Zoning Zone 62



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Listing information last updated on October 16th, 2025 at 1:17pm MDT