

Courtesy Of JD Dhanjal Of Initia Real Estate

# \$479,900 - 68 Waverly Wy, Fort Saskatchewan

MLS® #E4455375

## \$479,900

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

Westpark\_FSAS, Fort Saskatchewan, AB

Step into luxury brand-new corner 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® #	E4455375
Price	\$479,900
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	68 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 22

Zoning Zone 62



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Listing information last updated on September 20th, 2025 at 11:47am MDT