

Courtesy Of Jocelyn White and Dan C Chalifoux Of Real Broker

# \$474,900 - 56 Waverly Way, Fort Saskatchewan

MLS® #E4430350

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

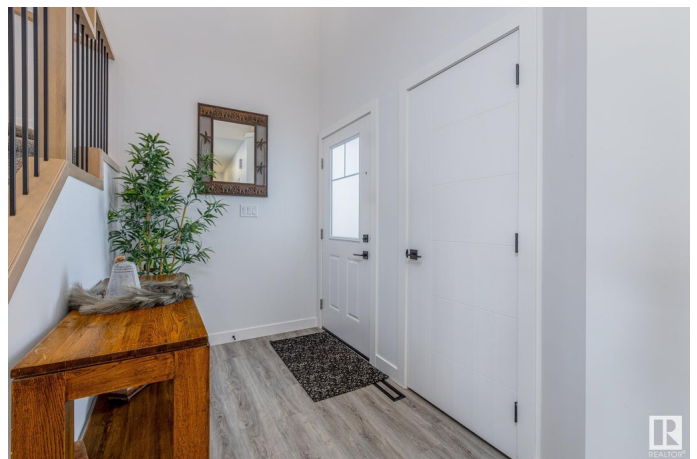
NO BACK NEIGHBOURS at this over 1700 sq/ft half duplex in Fort Saskatchewan that feels anything but attached! You're greeted by soaring ceilings with an OPEN TO BELOW foyer entrance that sets the tone for the grand space that awaits. The spacious design ensures every corner of this home feels inviting. At heart of the home find a gorgeous, two-toned kitchen with plenty of room for seating and hosting. The dining area flows seamlessly to an upper-level deck, offering views of the GREEN SPACE. Step down the stairs to a second ground-level deck and a freshly poured concrete pad – the perfect spot for a hot tub! Upstairs, you'll find a large bonus room filled with natural light and double french doors that lead you into the impressive primary bedroom complete with a 3-piece ensuite and a walk-in closet. Two additional spacious bedrooms and a 4-piece bathroom complete the upper level. The basement offers endless future possibilities with its 9foot ceilings and a separate entrance, ready for you to transform.

Built in 2023

## Essential Information

MLS® # E4430350

Price \$474,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,783         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 56 Waverly Way    |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0Z8           |

### **Amenities**

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | Double Garage Attached    |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Marble Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Low Maintenance |

Landscape, No Back Lane, Shopping Nearby, Partially Fenced

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary JAMES MOWAT EL  
Middle RUDOLPH HENNIG  
High FT SASK HIGH

### **Additional Information**

Date Listed April 11th, 2025  
Days on Market 10  
Zoning Zone 62

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Listing information last updated on April 21st, 2025 at 3:32pm MDT