

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

MLS® #E4464017

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,715 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this beautifully designed duplex that perfectly blends functionality and modern style. The main floor offers a versatile den or home office, a convenient 2-piece bathroom, and an inviting open-concept layout that connects the kitchen, dining, and living areas seamlessly ideal for both everyday living and entertaining. Step out to your backyard for a breath of fresh air or summer barbecues. Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite featuring a walk-in closet and a private 4-piece ensuite. The additional bedrooms each share another 4 piece bathroom. Completing the upper level is a generous bonus room and the convenience of upper-floor laundry. This home checks all the boxes for comfortable, stylish living! Close to many amenities including schools and shopping centers

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464017  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,715     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2024          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 66 Waverly Way    |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0Z8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | ensuite bathroom                                        |
| Appliances        | Garage Control, Garage Opener, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                               |
| Fireplace         | Yes                                                     |
| Fireplaces        | Insert                                                  |
| Stories           | 2                                                       |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### School Information

|            |                |
|------------|----------------|
| Elementary | Win Ferguson   |
| Middle     | Rudolph Hennig |
| High       | Fort High      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 62            |

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Listing information last updated on November 9th, 2025 at 12:47pm MST