

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

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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	19
Zoning	Zone 62

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