

## \$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          |

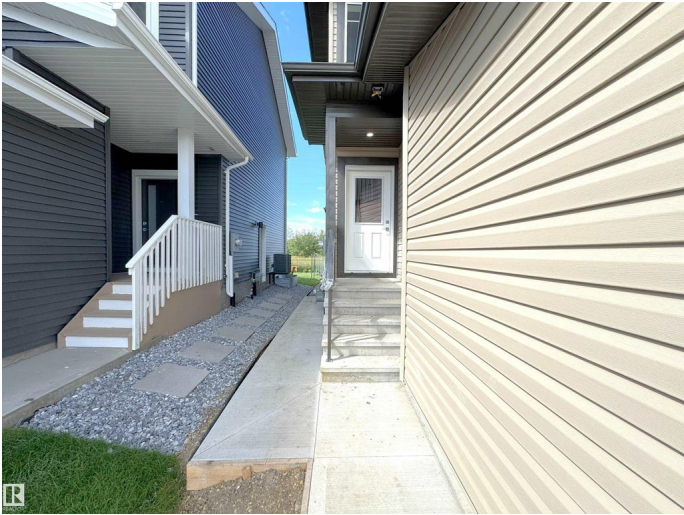
### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| 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 6:02am MDT