

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

MLS® #E4464019

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,723 sqft  
Single Family on 0.00 Acres

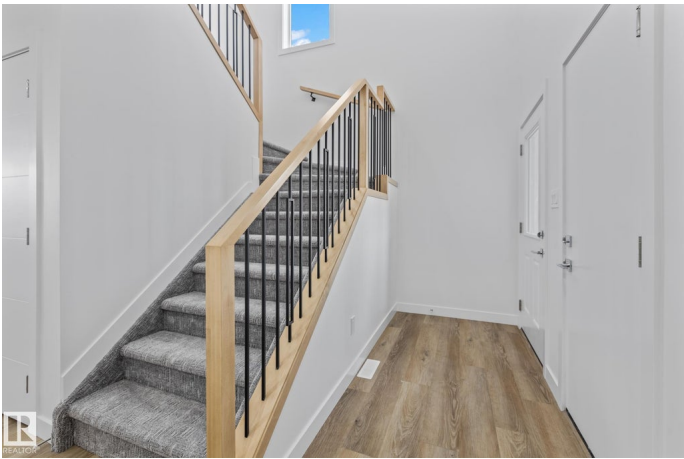
Westpark\_FSAS, Fort Saskatchewan, AB

This stunning duplex offers the perfect balance of space, comfort, and modern design. The main floor features a bright, open-concept living area complete with a stylish kitchen, spacious dining room, and cozy living space with access to the backyard, perfect for gatherings or relaxing evenings. A front den or office and a convenient 2-piece bathroom add to the thoughtful layout. Upstairs, discover three well-sized bedrooms, including a luxurious primary suite with a walk-in closet and a 4-piece ensuite. The additional bedrooms each include their own closets and share another full 4-piece bathroom. A large bonus room and upper-level laundry area complete this floor, providing both practicality and room to unwind. This home truly has everything you need for modern family living. Close to many amenities including school and shopping centers!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464019  |
| Price      | \$479,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,723         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 68 Waverly Way    |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 3L7           |

### 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 | 8                  |
| Zoning         | Zone 62            |

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Listing information last updated on November 7th, 2025 at 11:02am MST