

# \$599,900 - 63 Waverly Way, Fort Saskatchewan

MLS® #E4446144

**\$599,900**

3 Bedroom, 3.00 Bathroom, 2,198 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Stunning 4-Bedroom home with Premium Upgrades. This exceptional, one-of-a-kind property offers spacious design and elevated finishings throughout. Featuring 9' ceilings on the main floor, second floor, and basement, and 8' tall interior doors, this home makes a bold and elegant statement from the moment you walk in. With 3 bedrooms, including one Den/Office on the main floor, a Full bathroom on the main floor for added functionality and elegant black cabinetry and modern finishings throughout. The master bedroom includes vaulted ceilings, fireplace, and 5-piece ensuite. Located near a dog park, ball diamonds, and walking trails adds to the lifestyle appeal. Don't miss out on this beautifully designed home that combines luxury and practicality.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446144  |
| Price          | \$599,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,198     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 63 Waverly Way    |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0Z8           |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Water Natural Gas, No Smart/Program. Thermostat, ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                           |

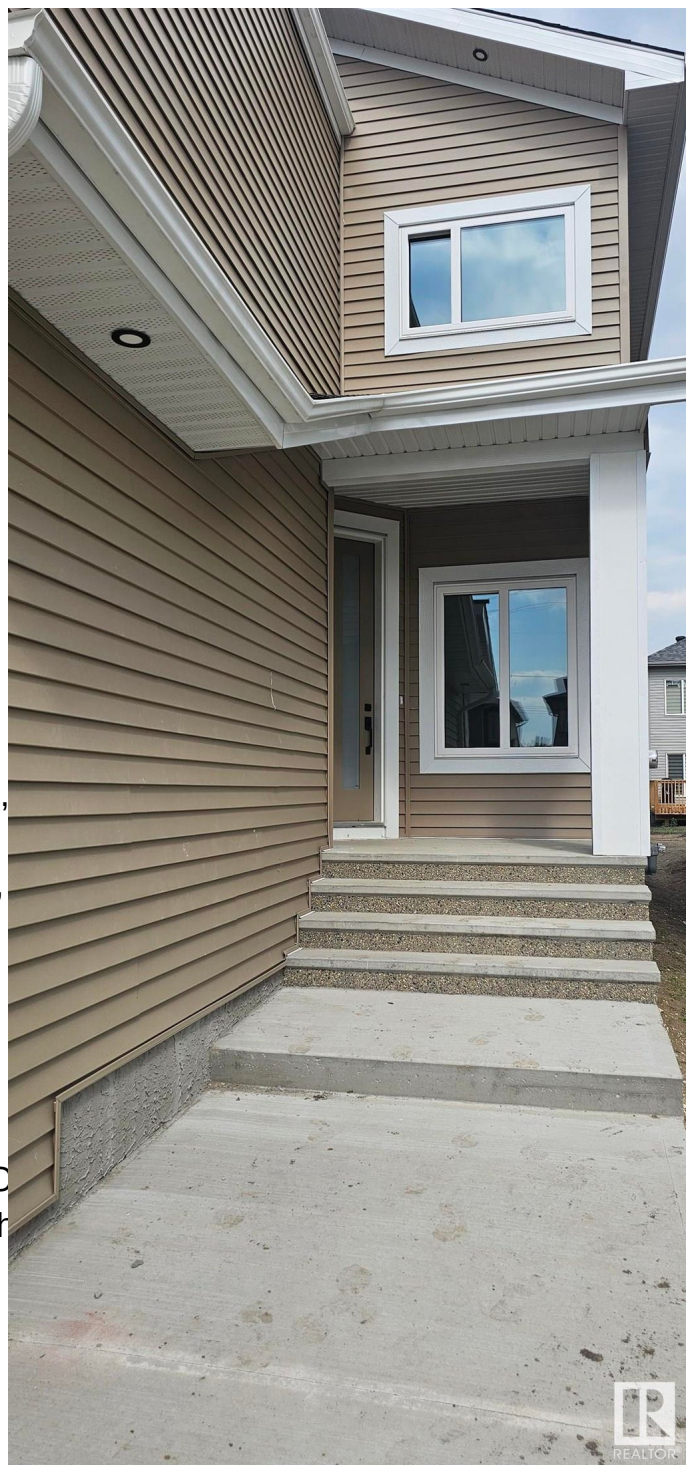
### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | ensuite bathroom                                         |
| Appliances        | Dishwasher-Built-In, Dryer, C Stove-Countertop Gas, Wash |
| Heating           | Forced Air-1, Natural Gas                                |
| Fireplace         | Yes                                                      |
| Fireplaces        | Insert                                                   |
| Stories           | 2                                                        |
| Has Basement      | Yes                                                      |
| Basement          | Full, Unfinished                                         |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Vinyl                |
| Exterior Features | No Back Lane, Playground N |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Vinyl                |
| Foundation        | Concrete Perimeter         |

### Additional Information



|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 85             |
| Zoning         | Zone 62        |

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Listing information last updated on September 28th, 2025 at 7:17am MDT