



**1594 SQ. FT • 3 Bedroom Each Unit
DOUBLE ATTACHED CAR GARAGE**

- ▶ 22' Pocket Duplex
- ▶ Legal Basement Suite (optional)
- ▶ (1 or 2 bedroom options available)

60 WAVERLY Way Fort Saskatchewan AB

\$455,000

Only brand new duplex in the market that backs onto greenspace! Side Entrance for future mother-in law suite. The River Valley II Floor plan comes with attached Double Garage, 1600 sq. ft., side entrance, DEN , Bonus Room and more! This 2 storey half duplex is located in Windsor Point with great access to the dog park, parks and playgrounds at walking distance. Features: big double attached garage, fireplace, upgraded finishing, high end vinyl plank floors. Main floor features 9ft ceilings, DEN, modern kitchen cabinets right to the ceiling. Upstairs you'll find 3 large bedrooms, BONUS ROOM, 2nd floor full laundry room and a Full bathroom, master bedroom has walk in closet and full ensuite bathroom. Pictures of show home are a representation of potential finishing and upgrades available, homes may vary to clients needs and budget. Pre-sale only: Possession mid January, Includes \$3500 builder appliances credit.

Listing Presented By:



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