

## \$410,000 - 38 Roseberry Lane, Fort Saskatchewan

MLS® #E4427506

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,524 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Awesome half duplex in South Fort. The Main floor features a a good sized entry and living room, hardwood floors, recessed lighting, and a cozy gas fireplace with mantel. The kitchen/eating area features dark cabinets, quartz counters, an eating bar, a tiled backsplash and pantry. Main floor laundry and a 2 piece bathroom finish the main level. Upstairs is the spacious primary bedroom with a large walk in closet and a 4 piece ensuite bathroom. 2 additional sunny south facing bedrooms and the main 4 piece bathroom complete the upper level. The basement awaits your development ideas with room for a bedroom, rec room, bathroom and storage. Outside is the fenced yard , deck and a LARGE DOUBLE GARAGE THAT YOU CAN ACTUALLY FIT YOUR PICKUP INTO.

Built in 2013

### Essential Information

MLS® #	E4427506
Price	\$410,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,524
Acres	0.00



Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	38 Roseberry Lane
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0M6

### Amenities

Amenities	Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                March 26th, 2025  
Days on Market        37  
Zoning                    Zone 62

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