

\$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	36
Zoning	Zone 62

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