

## \$419,900 - 40 Roseberry Lane, Fort Saskatchewan

MLS® #E4432469

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this bright and airy sun filled home with a large fully fence yard on a corner lot with lots of on street parking for visitors. The bright and lovely kitchen features granite counter tops and plenty of counter space. In the bright multiwindowed living room you will enjoy the natural gas fireplace and beautiful floors as well as the freshly painted walls. The closed off back entry is a perfect place to let the kids and pets shed wet gear and dirty feet. The main floor laundry is a mothers best friend along with the 2 piece handy bathroom. You will find 3 large bedrooms and 2 more bathrooms upstairs. Outside is a very nice deck with gas bbq hookup and a 22x24 garage for ample parking and room for a workspace as well. Beside the garage is a fenced and gated area that will accomadate a smaller RV. The yard gets the west sun for leisurely evenings and the east sun in the morning for your wake up coffee This home is close to parks, schools and convenient shopping in vibrant and growing Ft. Sask.

Built in 2013

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4432469  |
| Price    | \$419,900 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,518         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 40 Roseberry Lane |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8M 0M6           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, No Smoking Home, Natural Gas BBQ Hookup |
| Parking Spaces | 3   |
| Parking        | Double Garage Detached                        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                               |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped |
| Roof              | Asphalt Shingles                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 62          |

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Listing information last updated on April 30th, 2025 at 8:02pm MDT