

## \$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	9
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 12:32pm MDT