

## \$444,400 - 37 Roseberry, Fort Saskatchewan

MLS® #E4436472

### \$444,400

3 Bedroom, 3.00 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Awesome half duplex in desirable South Fort! Open great room plan with oversize windows for lots of natural lighting. Loads of upgrades including central AC, laminate and ceramic flooring and 9 foot ceilings on main floor. Espresso maple cabinets and stainless steel appliances in island kitchen with granite countertops. Spacious great room has impressive stone faced gas fireplace. 2 pc powder room finishes main level. Upstairs there are 3 comfortable, bedrooms, 2 full baths and a second floor laundry. Large primary bedroom has walk-in closet and 5 pc ensuite featuring a deep soaker tub plus his & her sinks. Closets have French doors and built in organizers. Basement is fully finished with massive rec room with a wet bar and another bathroom. Double attached garage is insulated and drywalled. Huge deck off dinette. Great sun exposure with south facing back yard. Fully fenced yard.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436472  |
| Price      | \$444,400 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 2             |
| Square Footage | 1,405         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 37 Roseberry      |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0M6           |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Attached, Insulated                   |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Glass Door, Mantel, Stone Facing                                                                          |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Fenced, Low Maintenance Landscape, Park/Reserve, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 85             |
| Zoning         | Zone 62        |

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Listing information last updated on August 5th, 2025 at 11:17pm MDT