

## \$425,000 - 2 Roseberry Lane, Fort Saskatchewan

MLS® #E4452856

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

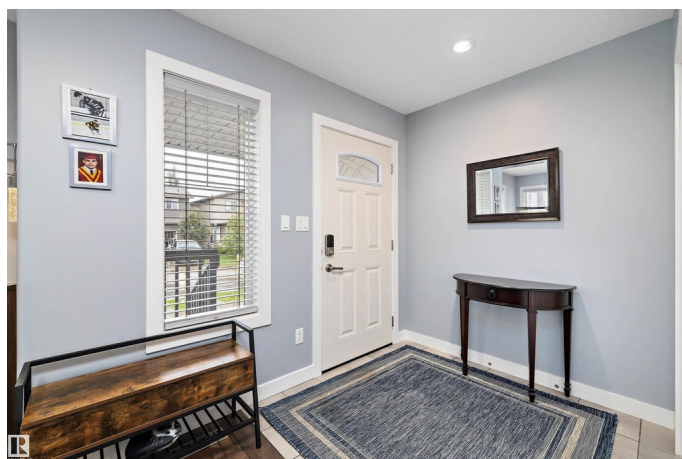
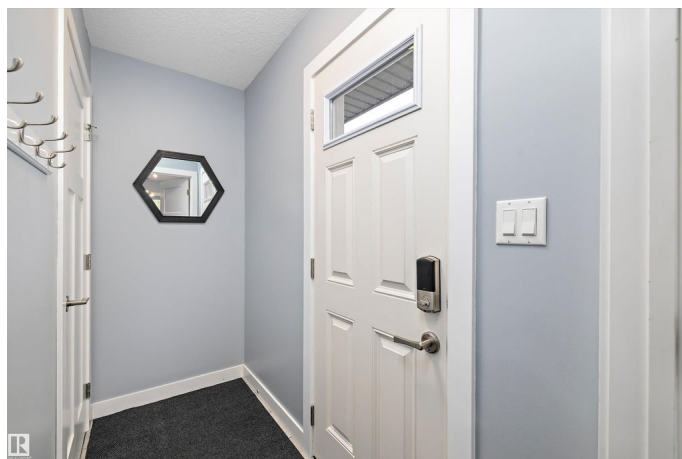
South Fort, Fort Saskatchewan, AB

Welcome to the sought-after community of South Fort & find this beautiful, immaculate 2-Storey, half duplex situated on a corner lot w/ a detached double garage. Be impressed the moment you walk in, with the beautiful hardwood floors, open concept living room with gas fireplace and large windows. The U-shaped kitchen offers granite counter tops, stainless steel appliances, with beautiful wood cabinets and nice sized eating area. Main floor laundry and 2 pc bath, complete this level. Upstairs has large primary bedroom with 4 pc en suite and w/i closet. Two more bedrooms & 4 pc bath complete this level. The basement is partially finished basement and awaits your finishing touches. Additional features include air conditioning, non pet and smoking home and great neighbors. NO CONDO FEES. A MUST SEE!!!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452856  |
| Price          | \$425,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,516     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2013          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 Roseberry Lane  |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0P5           |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                              |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                              |
| Fireplaces        | Direct Vent, Mantel                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                                                                         |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 14th, 2025  
Days on Market                23  
Zoning                              Zone 62

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Listing information last updated on September 6th, 2025 at 10:47am MDT