

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

MLS® #E4436472

### \$444,400

3 Bedroom, 3.00 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

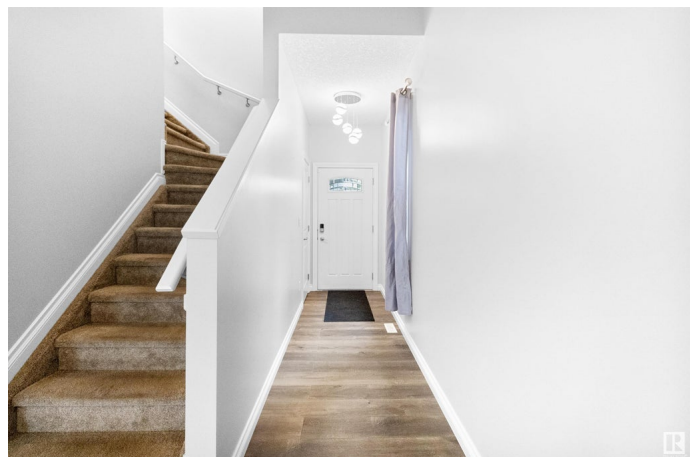
South Fort, Fort Saskatchewan, AB

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	35
Zoning	Zone 62

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Listing information last updated on June 17th, 2025 at 1:02pm MDT