

\$439,900 - 37 Roseberry Lane, Fort Saskatchewan

MLS® #E4451465

\$439,900

3 Bedroom, 3.00 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Fully finished half duplex in desirable South Fort on sunny south facing lot! 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 through patio doors from dinette. Great sun exposure on large fully fenced yard. Immediate possession available!

Built in 2014

Essential Information

MLS® #	E4451465
Price	\$439,900
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 Lane
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	August 6th, 2025
Days on Market	25
Zoning	Zone 62

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Listing information last updated on August 30th, 2025 at 9:47pm MDT