

\$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

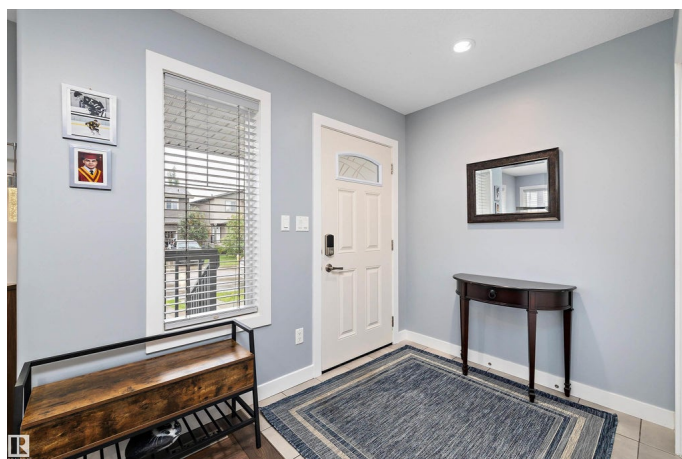
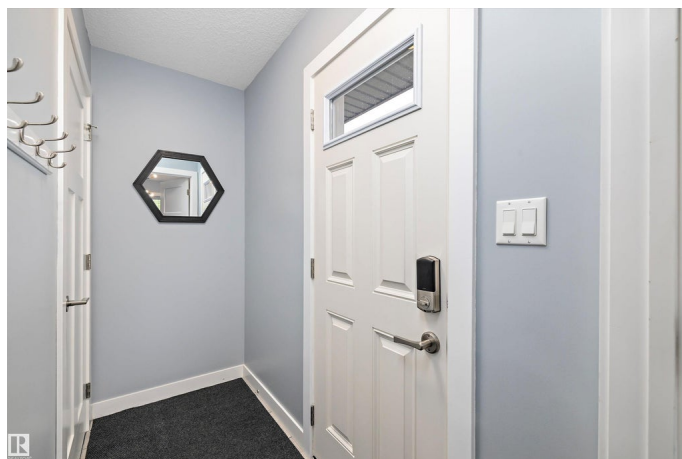
South Fort, Fort Saskatchewan, AB

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

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 September 6th, 2025 at 3:02am MDT