

# \$89,900 - 36 Roseglen Drive, Rosemary

MLS® #A2196774

**\$89,900**

1 Bedroom, 1.00 Bathroom, 558 sqft

Residential on 0.10 Acres

NONE, Rosemary, Alberta

WELCOME HOME! Built in 1993, this 1 bedroom / 1 bathroom offers a great opportunity for First-Time Homeowners! Located in beautiful Rosemary, this home sits on a 4500+ square foot lot offering maintained grounds, community gardens, and a picnic area. Settle down after a long shift on the deck with a cold beverage while laundry tumbles in the stacked Washer/Dryer! With supper almost done in the Gas Oven, it's your choice between a shower or tub tonight! Give us a call and seize your opportunity today!

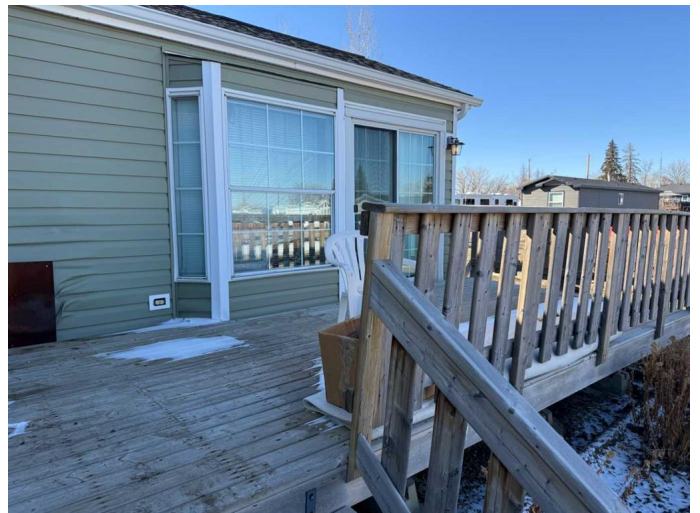
Built in 1993

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196774    |
| Price          | \$89,900    |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 558         |
| Acres          | 0.10        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Park Model  |
| Status         | Active      |

## Community Information

Address 36 Roseglen Drive



|             |                   |
|-------------|-------------------|
| Subdivision | NONE              |
| City        | Rosemary          |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J 2W0           |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Picnic Area, Community Gardens |
| Parking Spaces | 2                              |
| Parking        | Parking Pad                    |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | See Remarks                                   |
| Appliances        | Gas Range, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                       |
| Cooling           | Window Unit(s)                                |
| Basement          | None                                          |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Garden                                |
| Lot Description   | Front Yard, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding                          |
| Foundation        | Pillar/Post/Pier                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 60              |
| Zoning         | MHP             |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Main Street Realty |
|----------------|---------------------------|

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