

# \$225,000 - 17 & 18 Roseglen Drive, Rosemary

MLS® #A2142025

**\$225,000**

3 Bedroom, 2.00 Bathroom, 1,208 sqft  
Residential on 0.12 Acres

NONE, Rosemary, Alberta

Visit REALTOR® website for additional information. Explore this charming 2003 mobile home nestled in Rosemary, offering 1,208 sq ft of living space on its own land. Bright and spacious, the living area is bathed in natural light, while the kitchen provides ample storage and counter space. With three bedrooms, two bathrooms, and a serene garden tub in the ensuite, this home is move-in ready. The adjacent lot is included, offering plenty of space for gardening. Located within walking distance of parks and schools, enjoy the quiet life in Rosemary with easy access to nearby amenities. Perfect as a forever home or revenue property, with two garden sheds, a workshop, and low maintenance.

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2142025    |
| Price          | \$225,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,208       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Mobile      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 17 & 18 Roseglen Drive |
| Subdivision | NONE                   |
| City        | Rosemary               |
| County      | Newell, County of      |
| Province    | Alberta                |
| Postal Code | T0J 2W0                |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Freezer, Refrigerator, Range, Washer  |
| Heating           | Forced Air   |
| Cooling           | None   |
| Basement          | None   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Storage  |
| Lot Description   | Cleared, Garden, Irregular Lot, Low Maintenance Landscape, Landscaped, No Neighbours Behind, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Other  |
| Foundation        | Piling(s)  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2024 |
| Days on Market | 321             |
| Zoning         | MHP             |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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