

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

MLS® #A2234607

**\$225,000**

3 Bedroom, 2.00 Bathroom, 1,175 sqft  
Residential on 0.02 Acres

NONE, Rosemary, Alberta

Tucked away on a peaceful corner lot in the heart of Rosemary, this move-in-ready 2003 manufactured home offers the perfect blend of space, comfort, and small-town charm. Whether you're starting out, slowing down, or looking for the ideal family home, this beautifully maintained property delivers.

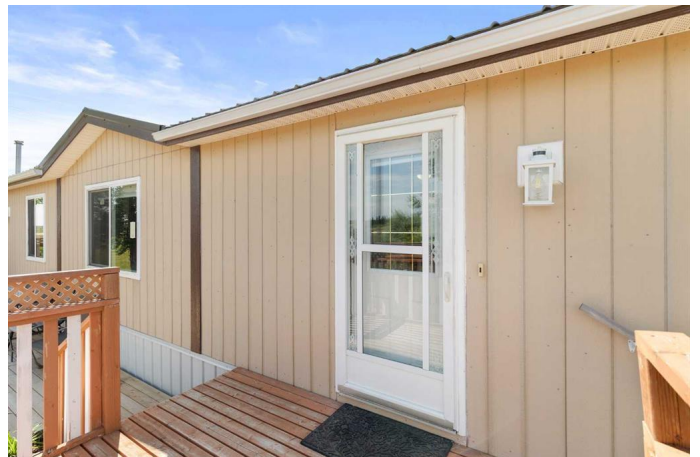
Step inside and feel instantly at home â€” natural light floods the open-concept kitchen and dining area thanks to a bright skylight, highlighting ample counter space, storage, and functionality. The thoughtful layout includes 3 spacious bedrooms and 2 full bathrooms, ideal for family living or guests.

Situated on TWO generous lots, youâ€™ll love the sense of space and privacy â€” with no neighbors behind and plenty of room for outdoor living. Thereâ€™s a large garden area ready for your green thumb, and three sheds, one wired with power for your hobbies, tools, or extra storage.

Located just one block from Rosemary's exceptional Kâ€”12 school, and minutes from local amenities, this is quiet living without sacrificing convenience.

Affordable, clean, and full of potential â€” donâ€™t miss your chance to own a rare corner-lot property with all the extras.

Book your showing with your favorite REALTOR® today and come see what life in



Rosemary has to offer.

Built in 2003

**Essential Information**

MLS® #	A2234607
Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,175
Acres	0.02
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

**Community Information**

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

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street

**Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Skylight(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Garden, Storage
Lot Description	Corner Lot, Few Trees, Garden, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Cleared
Roof	Metal
Construction	Composite Siding
Foundation	Piling(s)

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	9
Zoning	MHP

## Listing Details

Listing Office	EXP REALTY
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