

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

MLS® #A2234607

**\$225,000**

3 Bedroom, 2.00 Bathroom, 1,175 sqft  
Residential on 0.25 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          | 0.25         |
| Year Built     | 2003         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 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, Vinyl Windows, Walk-In Closet(s), Skylight(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings                            |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |
| Basement          | None                                                                                           |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 46             |
| Zoning         | MHP            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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