

# \$330,000 - 109 Gwen Avenue, Rosemary

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MLS® #A2205044

**\$330,000**

4 Bedroom, 2.00 Bathroom, 2,097 sqft

Residential on 0.80 Acres

NONE, Rosemary, Alberta

## SPACIOUS MODULAR HOME IN THE HEART OF ROSEMARY!

Welcome to this stunning family home, just one block from the school and playground, offering the perfect blend of comfort and convenience. Situated on a sprawling, treed lot, this property features a massive 30x36 shop with 3 overhead doors, a fully fenced yard, a large covered deck, underground sprinklers, and ample parking space for all your needs.

Boasting 2100 sq. ft. of well-maintained living space, this home offers 4 generously-sized bedrooms, 2 modern bathrooms, and a bright, open living room that flows seamlessly into an adjacent family room. There's also plenty of room for a flexible office space and a separate dining area. The recently remodeled kitchen is a true highlight, complete with a pantry and an island – perfect for family meals and entertaining.

Don't miss your chance to view this beautiful home in the peaceful Village of Rosemary. Call today to schedule your private tour!

Built in 1999

## Essential Information

MLS® #                   A2205044

Price                     \$330,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,097
Acres	0.80
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	109 Gwen Avenue
Subdivision	NONE
City	Rosemary
County	Newell, County of
Province	Alberta
Postal Code	T0J2W0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	None

### Additional Information

Date Listed	April 28th, 2025
Days on Market	10
Zoning	R-SD
<b>Listing Details</b>	
Listing Office	RE/MAX Main Street Realty



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