



GRASSROOTS
REALTY GROUP

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517 Iris Street
Rosemary, Alberta

MLS # A2319612



\$189,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	997 sq.ft.	Age:	1925 (101 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, P		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Vinyl Windows		

Inclusions: Lawn Mower, Snow Blower, 2 Benches, 2 Area Rugs, Vacuum, 2 Chairs, and Queen Bed

Welcome home! If you are looking for peaceful, affordable living, then this home is for you! Whether you are downsizing, looking to enter the housing market, or looking for a sound investment property, this property is an easy choice. This 3 bedroom home is situated on a large lot with back lane access. Some of the many updates completed in 2026 include: New furnace, 7 New vinyl windows, Updated wiring, Updated bathroom with New sink and toilet, New extended kitchen and New range hood. With a metal roof, this home is move-in ready! Enjoy your morning coffee on the freshly stained front porch while basking in the serenity of your neighbourhood. Affordability and Tranquility... Call to book a showing for Your New Home today!