



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**92 Railway Avenue
Rosemary, Alberta**

MLS # A2332908



\$225,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Pillar/Post/Pier	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: AC, Denco Shed

EXPECT TO BE IMPRESSED! The price of this very well maintained home will catch your eye, but you may have never been to Rosemary! If you have, you already know about this cozy, safe & friendly gem of a Village, on pavement just 30 km to Brooks. Yes, it's true, you own the lot, at this price. Hard to believe the home was built in 2006; it is so clean & very lightly lived in, it feels much newer! You'll find ample storage in all of the right places; a generous entry, very large closets, lots of kitchen cabinets, wide hall ways & room for large furnishings. Open plan white kitchen has so much work space! You will love having a counter top range & wall oven. Newer stainless fridge & dishwasher. Dining / Living room will fit your largest family gathering. Three very good sized bedrooms. Master has walk-in closet & ensuite bath with tub / shower. Neutral colours, fresh paint & timeless finishes throughout make this a real pleaser. New Luxury Vinyl Plank flooring throughout (except baths) make for easy cleaning & a cohesive flow. Separate laundry / storage room with high capacity upgraded washer & dryer (2025) keeps the mess & noise behind a closed door. New furnace & AC in 2025. Practical enclosed entries at both doors keep the snow off your step & make for more comfortable temperatures inside, winter & summer. Beautiful, fenced, West facing yard offers privacy, a wonderful fire pit area, separate fenced berry beds & mature trees; you really will be surprised by how nicely this yard is landscaped. New Denco shed offers attractive & functional storage for your motorcycles & kayaks, or is a perfect workshop. Gravelled off street parking at the front & more at the back for RV & boat storage. Walking distance to downtown, general store & K-12 School.

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