

# \$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, Refrigerator, Washer/Dryer, Oven       |
| 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         | 5                         |
| Zoning                 | R-SD                      |
| <b>Listing Details</b> |                           |
| Listing Office         | RE/MAX Main Street Realty |



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