

# **\$310,000 - 639 Dahlia Street, Rosemary**

---

MLS® #A2242662

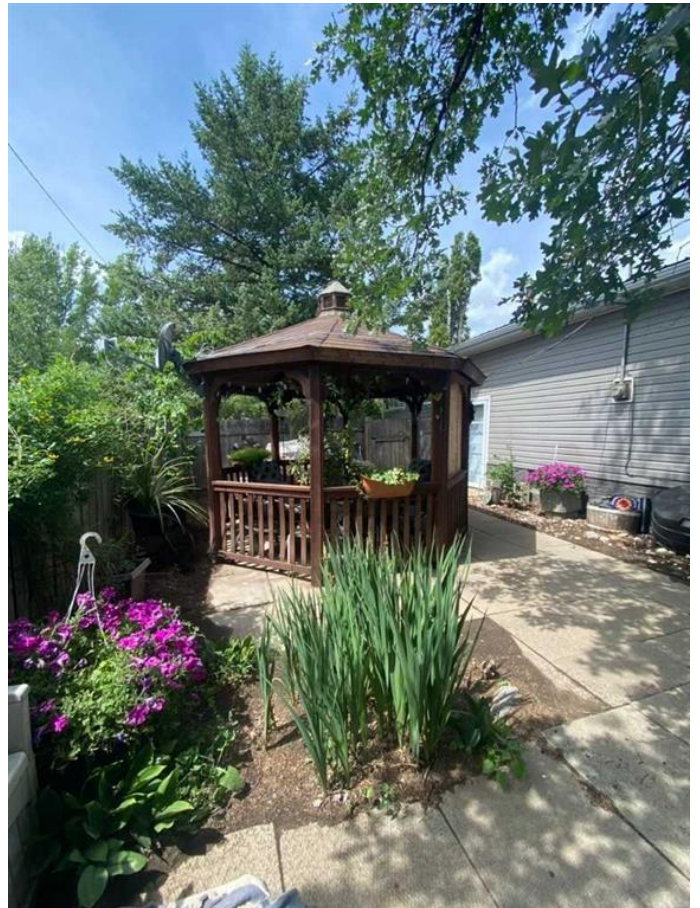
**\$310,000**

5 Bedroom, 3.00 Bathroom, 1,162 sqft

Residential on 0.26 Acres

NONE, Rosemary, Alberta

This 5 bedroom, 3 bathroom, family home is located directly across the street from the Rosemary k-12 school. The home has had a number of recent updates including a newer furnace, newer vinyl windows, new flooring in the basement, a new overhead door on the attached garage and a new metal roof in July of 2025. The main floor has a spacious, bright living room that flows into the kitchen dining space. The kitchen has rich cabinets and quartz countertops along with a new beautiful stainless steel appliance package including the natural gas stove for the cooking enthusiast. The generously sized primary bedroom was once 2 smaller bedrooms and is complete with a 3 piece en-suite. There is a second bedroom that has a wonderful view and a 4 piece bathroom with new flooring, bathtub and countertop also on the main floor. At the bottom of the stairs there is a flex room that is a convenient space for the washer, dryer and a freezer. The family room, 3 bedrooms and a 3 piece bath are all updated and move in ready for your growing family. Outside, you will find a well manicured, mature yard on 1.5 lots with a gazebo patio area for hours of enjoyment. There is also a fire pit, an insulated chicken coop, storage sheds, and a detached, heated 22 x 14.5 foot garage with 220 power. The yard is very private and has 6 foot double boarded fence on both sides of the lot. Additional improvements include new exterior doors including storm doors and new electrical panels, one for the main home and



a second one located in the attached garage that was wired to accommodate an emergency generator. This home has so much to offer so call today and GET MOVING IN THE RIGHT DIRECTION!

Built in 1984

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242662    |
| Price          | \$310,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,162       |
| Acres          | 0.26        |
| Year Built     | 1984        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 639 Dahlia Street |
| Subdivision | NONE              |
| City        | Rosemary          |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J 2W0           |

**Amenities**

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Parking Spaces | 4                                                                       |
| Parking        | Off Street, Parking Pad, Single Garage Attached, Single Garage Detached |
| # of Garages   | 2                                                                       |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Quartz Counters, Vinyl Windows                                |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, |

|              |                |
|--------------|----------------|
|              | Washer/Dryer   |
| Heating      | Forced Air     |
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Storage          |
| Lot Description   | Back Lane, Gazebo, Landscaping |
| Roof              | Metal                          |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 59              |
| Zoning         | Res             |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

