



Fort Saskatchewan Alberta

\$577,395

Brand new construction -- built in 2026 - 1,833 sq ft of finished living space -4 bedrooms including a main floor bedroom - 3 full bathrooms including a main floor full bath - Detached single-family home - Side entry -- ideal for for potential future basement development - 9 ft basement ceiling height. Listing Description Welcome to 18 Marigold Avenue North -- a brand-new 2026-built detached home in the growing community of Roseburn, Fort Saskatchewan. Offering 1,833 sq ft of thoughtfully designed living space, this 4-bedroom, 3-bathroom home is built for both comfort and future opportunity. A rare main floor bedroom with a full bathroom makes this home ideal for guests or family. Savvy buyers will love the side entry and impressive 9 ft basement ceiling height -- perfectly positioned for a potential future development. This home delivers exceptional value in one of Fort Saskatchewan's newest communities. Photos are representative. (id:6769)

Dining room 2.74 m X 3.96 m
Kitchen 4.64 m X 3.2 m
Bedroom 4 3.4 m X 2.44 m
Great room 3.66 m X 3.96 m

Primary Bedroom 3.4 m X 4.06 m
Bedroom 2 2.74 m X 3.35 m
Bedroom 3 3.58 m X 2.74 m
Bonus Room 4.65 m X 3.81 m

Listing Presented By:



Originally Listed by:
Bode



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.