

# \$365,000 - 521 Tulip Street, Rosemary

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MLS® #A2256210

**\$365,000**

4 Bedroom, 3.00 Bathroom, 2,479 sqft

Residential on 0.28 Acres

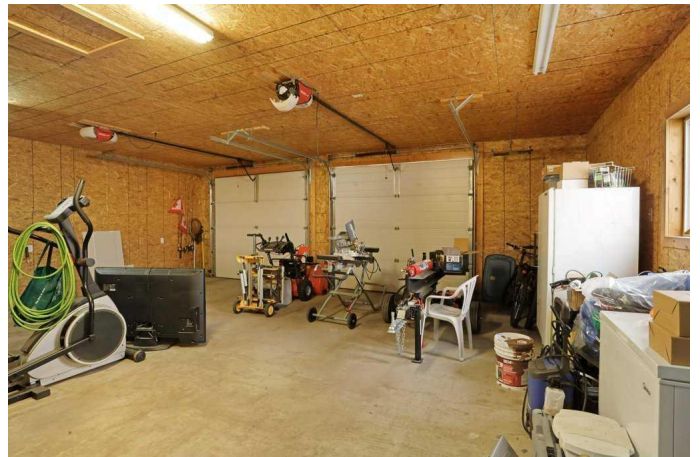
NONE, Rosemary, Alberta

QUICK POSSESSION! Welcome to 521 Tulip Street—a one of a kind home nestled in the heart of Rosemary, a close knit community known for its small town warmth, friendly neighbors, and peaceful pace of life.

This thoughtfully updated property situated on 2 lots blends the character of an original home with the space and functionality of modern 2-storey addition completed in 2012. With 4 bedrooms, 2 full bathrooms, and a 3rd bathroom roughed in and ready for your finishing touch, there's room for the whole family and then some.

Step inside to find a unique layout that offers both charm and versatility, featuring a mix of older character details and newer finishes throughout. Whether you're looking to entertain or simply relax, the expansive living areas offer endless possibilities. The step saver kitchen provides oak cabinetry and is situated next to the large dining area. The upper level primary is spacious, provides a large walk-in closet with built-in organizers and a 3pce ensuite bathroom.

Outside, you'll enjoy the 2 yard spaces with a fully fenced yard, perfect for pets, kids, or quiet summer evenings. The wooden deck and gazebo provide a cozy retreat for outdoor dining or enjoying the stars. And don't forget the double detached garage, offering ample space for vehicles, storage, or hobbies.



An added bonus! the serviced lot located across the street at 530 Tulip Street can be included or purchased separately, see MLS #A2256707.

Located in Rosemary, you'll enjoy the benefits of small town living: low traffic, strong community values, and a sense of belonging that's hard to find elsewhere, all while still having access to essential amenities and schools.

Don't miss your chance to own this unique and spacious home in one of Alberta's most welcoming communities.

Contact your local real estate agent today to schedule a showing!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256210    |
| Price          | \$365,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,479       |
| Acres          | 0.28        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 521 Tulip Street |
| Subdivision | NONE             |

|             |                   |
|-------------|-------------------|
| City        | Rosemary          |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J 2W0           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Beamed Ceilings |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings                                                                 |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | None                                                                                                                         |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Partially Finished, Partial                                                                                                  |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit                                                       |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot, Street Lighting, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Cedar, Composite Siding, Wood Frame, ICFs (Insulated Concrete Forms)         |
| Foundation        | Wood, ICF Block                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 28                   |
| Zoning         | R-1                  |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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