

\$775,000 - N/A, Ardrossan

MLS® #E4435889

\$775,000

1 Bedroom, 2.50 Bathroom, 2,484 sqft
Single Family on 0.00 Acres

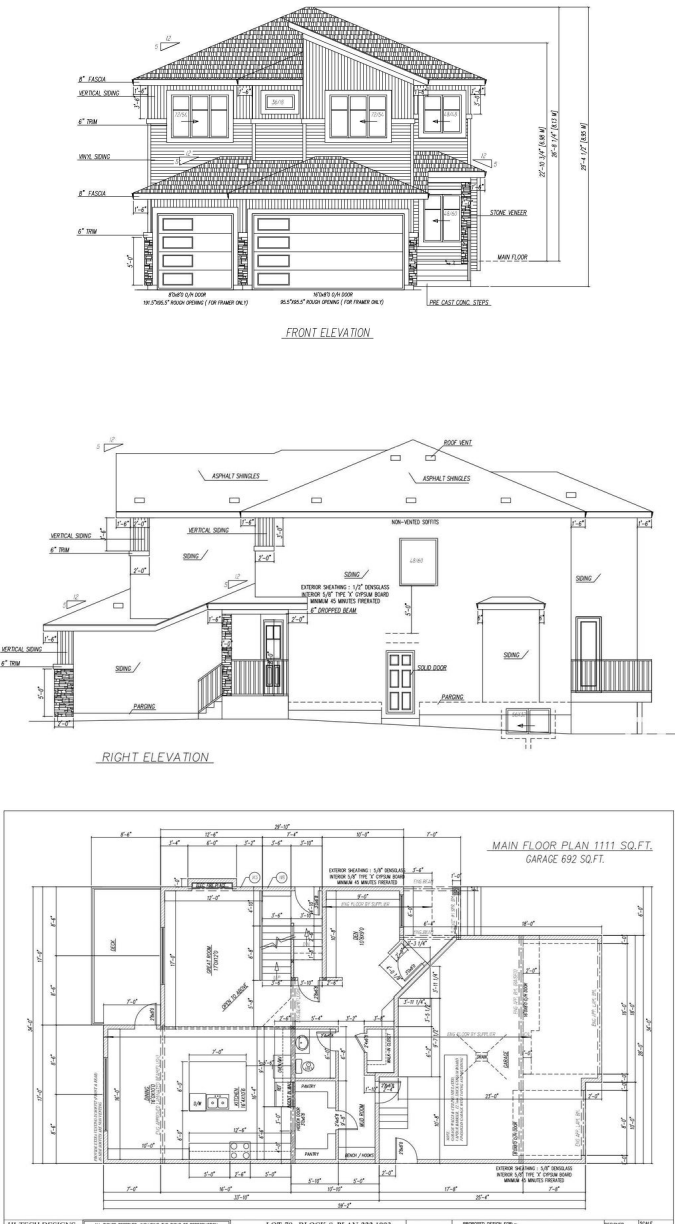
Ardrossan II, Ardrossan, AB

This CUSTOM built residence is perfectly positioned on a prime lot, offering immediate access to walking trails and nearby schools. The main floor features a versatile den, ideal for a home office or private study, and a chef’s kitchen that includes a Hidden 'butler-style' pantry. Upgraded hardwood floors are complemented by upgraded lighting and millwork, elevating the overall aesthetic. The oversized Triple car garage adds both convenience and ample storage, while the 9-foot ceilings throughout the home create an airy, open feel. Upstairs, you’ll find three bedrooms, a spacious bonus room, and a primary suite including an ensuite complete with a free standing tub. A convenient 2nd floor laundry ensures ease of living. This home sits on a great lot, offering great value to the future home owners, in the growing yet quite community of Ardrossan! *Pictures of similar build - house is still under construction - ready Summer 2025.*

Built in 2025

Essential Information

MLS® #	E4435889
Price	\$775,000
Bedrooms	1
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,484
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	N/A
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8B 1B3

Amenities

Amenities	Ceiling 9 ft., Exterior Walls- 2"x6", HRV System
Parking	220 Volt Wiring, Insulated, Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Fan-Ceiling, Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

Additional Information

Date Listed May 11th, 2025

Days on Market 36

Zoning Zone 80

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Listing information last updated on June 16th, 2025 at 7:17am MDT