

# \$775,000 - N/A, Ardrossan

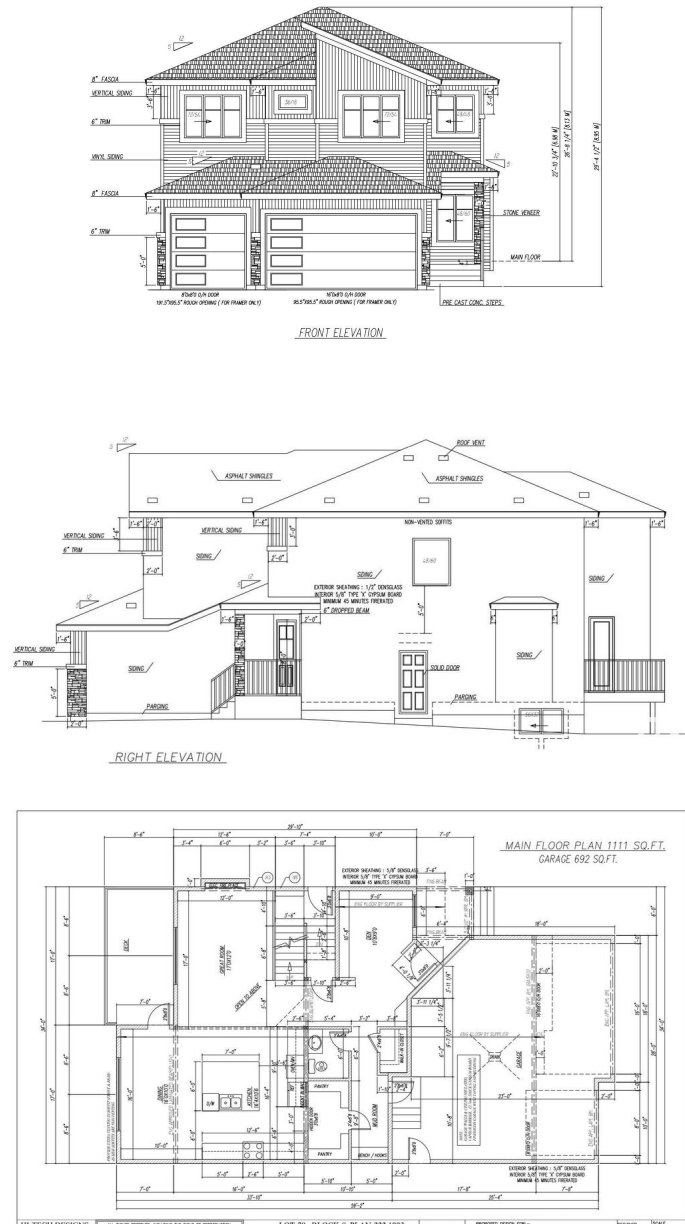
MLS® #E4435889

**\$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 chefâ€™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, youâ€™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 7

Zoning Zone 80

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Listing information last updated on May 18th, 2025 at 7:32am MDT