

## \$709,000 - 22 Baker Street, Ardrossan

MLS® #E4427337

**\$709,000**

4 Bedroom, 2.50 Bathroom, 2,486 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

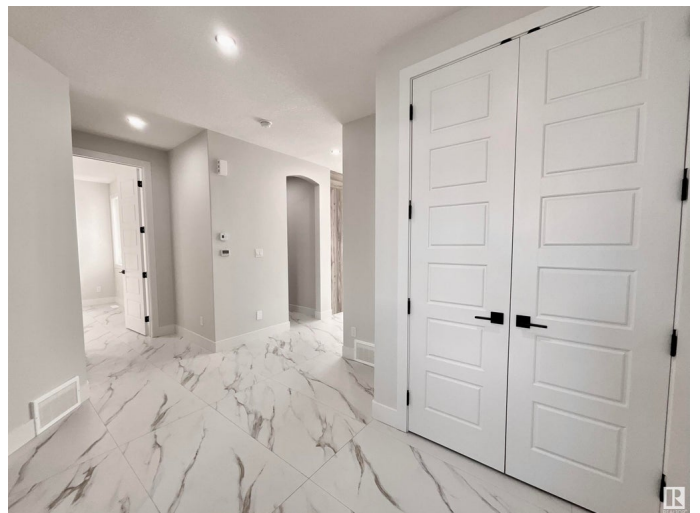
Welcome to this outstanding new place to call home! With a WALKING TRAIL behind your home, this breathtaking property offers over 2400 sqft of living space. Enjoy 9 ft ceilings & luxury finishes such as the QUARTZ countertops, LUXURY VINYL PLANK flooring, & professionally curated lighting that warmly illuminates your home to every corner. The premium chef inspired kitchen features a spacious island, w/ an ARCHED walkthrough pantry, & ample cabinetry, perfect for keeping your extra appliances out of the way while maintaining ample counter/cabinet space. A large bedroom on the main doubles as an office, perfect for those needing extra bedrooms, or those looking for an upscale work from home operation. Upstairs find the bonus room, 3 large bedrooms, a 4 piece bath, & a spacious primary bedroom w/ a WALK-IN CLOSET & 5 pc SPA-LIKE ENSUITE. A convenient upper level laundry adds functionality to this level. The unfinished basement is a blank canvas, ready for you to turn it into your own personal haven.

Built in 2025

### Essential Information

MLS® # E4427337

Price \$709,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,486
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22 Baker Street
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B6

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 25th, 2025

Days on Market 9

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 2:32pm MDT