

\$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 24x48 TILE 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	38
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 May 2nd, 2025 at 5:17am MDT