

## \$559,888 - 290 Rancher Road, Ardrossan

MLS® #E4428853

**\$559,888**

3 Bedroom, 2.50 Bathroom, 1,845 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Experience the pinnacle of luxury living w/ this Coventry Homes masterpiece, featuring a **SEPARATE ENTRANCE!** Adorned w/ 9' ceilings on both the main floor. Revel in the chic open-concept kitchen boasting ceramic tile backsplash, pristine quartz countertops, & gorgeous cabinets. The great room seamlessly transitions into the adjacent dining nook, creating an ideal setting for hosting unforgettable gatherings. Adding convenience, a half bath completes this level. Ascend the stairs to discover a tranquil primary bedroom featuring a lavish 5 pc ensuite w/ dual sinks, soaker tub, stand up shower, & walk-in closet. Two additional bedrooms, a stylish bathroom, versatile bonus room, & upstairs laundry further elevate the living experience. Rest assured, this Coventry home is backed by the Alberta New Home Warranty Program, guaranteeing craftsmanship & peace of mind. \*Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged \*

Built in 2025

### Essential Information

MLS® # E4428853

Price \$559,888

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,845
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	290 Rancher Road
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0A6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
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            April 3rd, 2025  
Days on Market      32  
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 5th, 2025 at 3:18pm MDT