

# \$419,500 - 50 Brougham Drive, Ardrossan

MLS® #E4444710

## \$419,500

3 Bedroom, 2.50 Bathroom, 1,321 sqft  
Single Family on 0.00 Acres

Ardrossan, Ardrossan, AB

This townhome built by Coventry Homes blends smart design with modern style and comes with no condo fees. The kitchen features gorgeous cabinetry, quartz countertops, stainless steel appliances, and a striking tile backsplash, all flowing into the dining and living areas for a cohesive, open-concept feel. A convenient half bath completes the main level. Upstairs, the spacious primary bedroom offers a walk-in closet and 4-piece ensuite, while two additional bedrooms and a full bath complete the upper floor. The unfinished basement with bathroom rough-in is ready for your personal touch. Outside, enjoy a fully landscaped yard and double detached garage. Plus, your home is backed by the Alberta New Home Warranty Program. \*Home is under construction, photos not of actual home, some finishings may vary\*

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444710  |
| Price          | \$419,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,321     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2025                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 50 Brougham Drive |
| Area        | Ardrossan         |
| Subdivision | Ardrossan         |
| City        | Ardrossan         |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8E 0B8           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                              |
| Exterior Features | Back Lane, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stone, Vinyl                              |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 34              |

## Zoning

## Zone 80

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Listing information last updated on July 31st, 2025 at 12:32pm MDT