

## \$724,999 - 12 Arbour Close, Ardrossan

MLS® #E4449645

**\$724,999**

4 Bedroom, 3.00 Bathroom, 1,704 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Spacious WALKOUT BUNGALOW on a Rare 0.40 Acre Lot in Ardrossan! Tucked away in a quiet cul-de-sac, this beautifully updated home offers space, comfort, and versatility. The main floor features 3 bedrooms, including a primary with 4-piece ensuite, a large living room with double-sided wood-burning fireplace, family room, and a bright kitchen with ample cabinetry. Step out to the impressive 27' x 42' composite deck with tempered glass railings—ideal for entertaining and enjoying the amazing, fully landscaped yard. The walkout basement offers a huge rec room with gas fireplace, 3-piece bath, oversized bedroom with French doors, second kitchen, cold wine cellar, and lots of storage. Extensive updates include: roof, vinyl siding, triple-pane windows, composite deck, furnace, hot water tank, washer, dryer, and dishwasher. The insulated and heated 24' x 24' garage features epoxy floors. A rare opportunity just minutes from Sherwood Park!

Built in 1988

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449645  |
| Price     | \$724,999 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,704                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12 Arbour Close |
| Area        | Ardrossan       |
| Subdivision | Ardrossan II    |
| City        | Ardrossan       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8E 2A2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Walkout Basement       |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                 |
| Stories           | 2                                                                               |
| Has Suite         | Yes                                                                             |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Finished                                                                  |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stone, Vinyl                                             |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Asphalt, Stone, Vinyl                                             |
| Foundation        | Concrete Perimeter                                                      |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Ardrossan Elementary |
| Middle     | Ardrossan Jr Sr High |
| High       | Ardrossan Jr Sr High |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 18              |
| 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 August 12th, 2025 at 12:32pm MDT