

## \$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      37  
Zoning                Zone 80

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