

## \$719,900 - 25 Baker Street, Ardrossan

MLS® #E4428160

**\$719,900**

5 Bedroom, 2.50 Bathroom, 2,551 sqft  
Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Welcome to this BRAND NEW home w/a TRIPLE ATTACHED GARAGE in Ardrossan's growing family friendly community! This impressive property offers modern finishes, a bright open floor plan, & a MAIN FLOOR den offering a flex space w/potential for a bedroom or office, w/a half bath, perfect for guests or working from home. The grand living room welcomes you w/an open to above design, leading to a spacious dining area & a chef inspired kitchen, complete with custom cabinetry, QUARTZ countertops, a large island, & a walkthrough SPICE KITCHEN/BUTLER'S PANTRY. Upstairs, find 4 bedrooms, a bonus room, & a convenient laundry room. The primary retreat includes a tray ceiling, large walk in closet, & a spa like 5 piece ensuite w/a custom shower, soaker tub, & dual sinks. With a SEPARATE SIDE ENTRANCE to the unfinished basement, there's potential for future income. Ready for a quick possession just in time for the holidays. Ready for immediate possession!

Built in 2024

### Essential Information

MLS® #	E4428160
Price	\$719,900
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,551
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	25 Baker Street
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B6

### **Amenities**

Amenities	Ceiling 9 ft., See Remarks, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 27th, 2025

Days on Market      28

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 April 24th, 2025 at 7:47am MDT