

## \$719,900 - 17 Baker Street, Ardrossan

MLS® #E4416684

**\$719,900**

5 Bedroom, 2.50 Bathroom, 2,476 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Welcome to this stunning BRAND NEW home in Ardrossan's family-friendly community! Featuring 9ft ceilings on every floor, 8ft doors & a grand 19ft coffered drop ceiling in the open-to-below living room, this home boasts openness and an grand feel. The chef-inspired kitchen features upgraded quartz countertops, soft-close drawers, a huge island perfect for entertaining & an arched walkthru pantry w/a window & sink. Enjoy the main floor den/bedroom, mudroom with built-in shelving, & cozy electric fireplace. Upstairs, find 4 beds, a bonus room, & a convenient laundry room w/a sink. The primary retreat offers a tray ceiling, walk-in closet, and spa-like 5-piece ensuite. Some upgrades include: triple-pane windows, upgraded lighting package, herringbone LVP flooring/ceramic tiles, hot water on demand, & a Lennox high-efficiency furnace. With a HUGE triple attached garage and a separate side entrance to the unfinished basement with 2 bedroom legal suite potential, this home has it all! Quick possession available.

Built in 2024

### Essential Information

MLS® # E4416684

Price \$719,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,476
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17 Baker Street
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B6

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, Vinyl Windows, 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, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	December 28th, 2024
Days on Market	124
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 1st, 2025 at 12:32pm MDT