

## \$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                49

Zoning                            Zone 80

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