



## 70 BAKER Street Ardrossan AB

\$669,000

Spanning 2,345 square feet, this CUSTOM built residence is perfectly positioned on a prime pie-shaped lot, offering immediate access to walking trails and nearby schools. The main floor features a versatile den, ideal for a home office or private study, and a chef's kitchen that includes a 'butler-style' pantry. Upgraded hardwood floors are complemented by upgraded lighting and millwork, elevating the overall aesthetic. The oversized double-car garage adds both convenience and ample storage, while the 9-foot ceilings throughout the home create an airy, open feel. Upstairs, you'll find two bedrooms, a spacious bonus room, and a primary suite including an ensuite complete with a rainfall shower. A convenient 2nd floor laundry ensures ease of living. This home sits on a great lot, offering great value to the future home owners, in the growing yet quite community of Ardrossan! \*Pictures of similar build - house is still under construction - ready Winter 2024.\*

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

d\_hundal@hotmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net