



## Ardrossan Alberta

\$529,900

Fantastic family home in the growing hamlet of Ardrossan! Beautiful fully finished half duplex backing southeast onto a treed greenspace! Everything is done, just move right in! Over 2300 sq feet of developed space. Open main floor featuring spacious great room with electric fireplace, island kitchen with modern grey gloss-finish cabinets, subway tile backslash, quartz countertops, stainless steel appls & walk-through pantry to garage. 2 pc powder room completes the main floor. Upgrades include luxury vinyl plank flooring, 9' ceilings & phantom screen at entry. Upstairs are 3 comfortable bds, a cozy bonus room, 2nd floor laundry. The impressive primary bedroom has a large walk-in closet & a 5 pc ensuite with his & her sinks. Basement is f-fin with a 4th bedroom, rec room & bath. Insulated double attached garage. Patio doors open from the kitchen nook onto a private deck & into a low maintenance landscaped lot, with cherry, cedar & pine trees + raspberry bushes, that is already fenced for children or pets. (id:6769)

Bedroom 4 3.85 m X 2.93 m

Recreation room 7.26 m X 4.28 m

Utility room 3.85 m X 3.59 m

Living room 4.09 m X 3.78 m

Dining room 3.68 m X 2.49 m

Kitchen 3.85 m X 5.02 m

Family room 5.26 m X 5.07 m

Primary Bedroom 3.99 m X 3.37 m

Bedroom 2 3.77 m X 3.42 m

Bedroom 3 3.82 m X 2.86 m

Listing Presented By:



Originally Listed by:  
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