

## \$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 | 123                 |
| Zoning         | Zone 80             |

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Listing information last updated on April 30th, 2025 at 8:17am MDT