

## \$728,000 - 46 Baker Street, Ardrossan

MLS® #E4446298

**\$728,000**

3 Bedroom, 2.50 Bathroom, 2,465 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Step into this beautifully designed home BACKING a serene WALKING TRAIL, offering over 2400 sqft of thoughtfully crafted living space and an OVERSIZED double car garage. Enjoy 9 ft ceilings, quartz WATERFALL countertops, luxury vinyl plank and tile flooring, and stylish lighting throughout. The chef-inspired kitchen features a spacious island, an ARCHED walkthrough pantry, and ample cabinetry flowing into the open dining and living areas, perfect for entertaining. A main floor den offers the perfect flex space for a home office. Upstairs, you'll find a bright bonus room, convenient laundry, 2 spacious bedrooms, a 4pc bath, and a stunning primary retreat with a walk-in closet and spa-like 5pc ensuite. The SEPARATE side entrance to the unfinished basement provides endless potential for future development. With trail views, upscale finishes, and a smart layout, this home truly checks all the boxes. Call this home today!

Built in 2025

### Essential Information

MLS® #	E4446298
Price	\$728,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,465
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	46 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., Closet Organizers, No Animal Home, No Smoking Home, Smart/Program. Thermostat, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	No Back Lane, Picnic Area, Schools, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	5
Zoning	Zone 80

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Listing information last updated on July 12th, 2025 at 5:32pm MDT