

Courtesy Of Matthew G Harrison Of MaxWell Challenge Realty

# \$489,888 - 106 Baker Street, Ardrossan

MLS® #E4428859

## \$489,888

3 Bedroom, 2.50 Bathroom, 1,625 sqft  
Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Welcome to this stunning half duplex by Coventry Homes! The highlights include sleek cabinets, tile backsplash, S/S appliances, & quartz countertops. The open-concept layout connects the stylish kitchen to the dining area & living room, complete w/ a cozy fireplace. A half bath completes the main floor. Upstairs, the spacious primary suite boasts a walk-in closet and a 5-piece ensuite. Two additional bedrooms, a full bath, upstairs laundry, & a versatile bonus space complete the second level. The unfinished basement, w/ rough-ins for a future bathroom, offers endless possibilities. An oversized double attached garage adds convenience, & like all Coventry Homes, this property is backed by the Alberta New Home Warranty Program. \*Home is under construction, photos are not of actual home. Some finishings may vary. Some photos virtually staged\*



Built in 2025

## Essential Information

MLS® #	E4428859
Price	\$489,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,625
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	106 Baker Street
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B8

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Partially Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 5

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 7:32pm MDT