# \$559,888 - 290 Rancher Road, Ardrossan

MLS® #E4428853

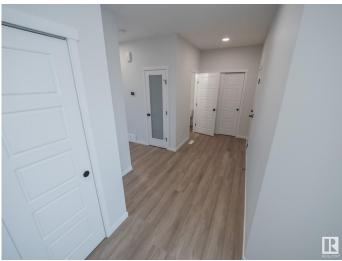
#### \$559,888

3 Bedroom, 2.50 Bathroom, 1,845 sqft Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Experience the pinnacle of luxury living w/ this Coventry Homes masterpiece, featuring a SEPARATE ENTRANCE! Adorned w/ 9' ceilings on both the main floor. Revel in the chic open-concept kitchen boasting ceramic tile backsplash, pristine quartz countertops, & gorgeous cabinets. The great room seamlessly transitions into the adjacent dining nook, creating an ideal setting for hosting unforgettable gatherings. Adding convenience, a half bath completes this level. Ascend the stairs to discover a tranquil primary bedroom featuring a lavish 5 pc ensuite w/ dual sinks, soaker tub, stand up shower, & walk-in closet. Two additional bedrooms, a stylish bathroom, versatile bonus room, & upstairs laundry further elevate the living experience. Rest assured, this Coventry home is backed by the Alberta New Home Warranty Program, guaranteeing craftsmanship & peace of mind. \*Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged \*







Built in 2025

#### **Essential Information**

MLS® #	E4428853
Price	\$559,888
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,845
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	290 Rancher Road
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0A6

### Amenities

Amenities	Carbon	Monoxide	Detectors,	Ceiling	9	ft.,	Detectors	Smoke,
	Smart/Pr	ogram. Ther	mostat, Viny	l Windows	s, H	RV S	ystem	
Parking	Double G	Garage Attac	hed					

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Wood, Stone, Vinyl
Playground Nearby, Schools, Shopping Nearby
Asphalt Shingles
Wood, Stone, Vinyl
Concrete Perimeter

#### **Additional Information**

Date ListedApril 3rd, 2025Days on Market8ZoningZone 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 11th, 2025 at 10:03am MDT