

\$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	4
Zoning	Zone 80

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