

## \$699,000 - 34 Baker Street, Ardrossan

MLS® #E4418789

**\$699,000**

3 Bedroom, 2.50 Bathroom, 2,465 sqft  
Single Family on 0.00 Acres

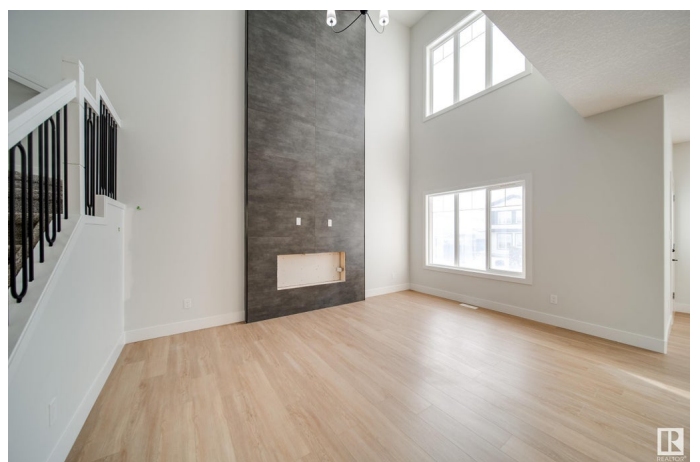
Ardrossan II, Ardrossan, AB

Welcome to this beautifully designed home that checks all the boxes! Backing onto a serene WALKING TRAIL, this stunning property offers over 2400 sqft of thoughtfully designed living space. Enjoy 9 ft ceilings & luxurious finishes like QUARTZ countertops, luxury vinyl plank flooring, & designer lighting that brings elegance to every corner. The chef inspired kitchen features a spacious double WATERFALL island, w/ an ARCHED walkthrough pantry, & ample cabinetry seamlessly flowing into the open concept dining & living areas, perfect for entertaining while enjoying trail views. A main floor den/flex space for a home office, & a half bath complete this level. Upstairs find a bonus room, 3 generously sized bedrooms, a 4 piece bath, & a breathtaking primary retreat w/ a walk-in closet & 5 pc spa like ensuite. A convenient upper level laundry adds functionality to this level. The unfinished basement has a separate side entrance and offers endless potential for your personal touch. Call this home today!

Built in 2025

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4418789  |
| Price  | \$699,000 |



|                |                        |
|----------------|------------------------|
| 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     | 34 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., No Animal Home, No Smoking Home, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert, Tile Surround     |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Stone, Vinyl       |
| Exterior Features | Schools, Shopping Nearby |

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 73                 |
| 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 4th, 2025 at 6:47pm MDT