

## **\$685,000 - 27 Second Avenue, Ardrossan**

MLS® #E4427006

### **\$685,000**

3 Bedroom, 3.00 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Meadow Creek, Ardrossan, AB

Absolutely gorgeous "Custom Built" by Western Living Homes. This bungalow home backs onto a treed area in Ardrossan. Stunning main level includes large foyer, front den, kitchen with tons of cupboards including pull out drawers, corner pantry, center island with sink, large eating area, 5 newer appliances including second built in oven, living room with gas fireplace, dining room, main floor laundry/mud room and Primary bedroom with 5 pce. ensuite and walk in closet! Lower level is fully finished with family room including electric fireplace, flex area, games area, wet bar, 2 large bedrooms, 4 pce. bathroom and tons of storage!! Large windows with custom blinds! Deck off eating area, overlooking the beautiful grounds. Custom blinds outside rear windows for Sunny Days. Double attached garage is insulated and drywalled. Extra garage/workshop is 14 x 21, insulated and drywalled! New 2 stage furnace, water softener, central vac. This home shows pride of ownership both inside and out. A must to view!

Built in 2000

### **Essential Information**

MLS® # E4427006

Price \$685,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,456
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	27 Second Avenue
Area	Ardrossan
Subdivision	Meadow Creek
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 2A2

### Amenities

Amenities	No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Stove-Countertop Electric, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Low Maintenance Landscape, Private Setting, Ravine View, Recreation Use, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 22nd, 2025
Days on Market	39
Zoning	Zone 80

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Listing information last updated on April 30th, 2025 at 2:32pm MDT