

## \$724,999 - 12 Arbour Close, Ardrossan

MLS® #E4449645

**\$724,999**

4 Bedroom, 3.00 Bathroom, 1,704 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Spacious WALKOUT BUNGALOW on a Rare 0.40 Acre Lot in Ardrossan! Tucked away in a quiet cul-de-sac, this beautifully updated home offers space, comfort, and versatility. The main floor features 3 bedrooms, including a primary with 4-piece ensuite, a large living room with double-sided wood-burning fireplace, family room, and a bright kitchen with ample cabinetry. Step out to the impressive 27' x 42' composite deck with tempered glass railings—ideal for entertaining and enjoying the amazing, fully landscaped yard. The walkout basement offers a huge rec room with gas fireplace, 3-piece bath, oversized bedroom with French doors, second kitchen, cold wine cellar, and lots of storage. Extensive updates include: roof, vinyl siding, triple-pane windows, composite deck, furnace, hot water tank, washer, dryer, and dishwasher. The insulated and heated 24' x 24' garage features epoxy floors. A rare opportunity just minutes from Sherwood Park!

Built in 1988

### Essential Information

MLS® #	E4449645
Price	\$724,999
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,704
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12 Arbour Close
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 2A2

### Amenities

Amenities	Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Ardrossan Elementary
Middle	Ardrossan Jr Sr High
High	Ardrossan Jr Sr High

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	7
Zoning	Zone 80

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Listing information last updated on August 1st, 2025 at 8:17am MDT