

## \$729,900 - 9 Baker Street, Ardrossan

MLS® #E4424832

**\$729,900**

5 Bedroom, 2.50 Bathroom, 2,519 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Step into luxury w/this brand new home in Ardrossanâ€™s vibrant, family friendly community! Designed w/impressive 9ft ceilings on every floor, 8ft doors, & a breathtaking 19ft coffered ceiling in the open-to-below living area, this spacious home exudes elegance. The chefâ€™s dream kitchen showcases upgraded quartz countertops, soft-close cabinetry, an oversized island perfect for hosting, and an arched walkthrough pantry complete w/a window & sink. A versatile main floor den/bedrm, custom-built mudroom, & cozy electric fireplace add both function & warmth to the space. Upstairs, find 4 good sized bedrooms, a bonus room, & a convenient laundry room w/a sink. The primary suite is a true retreat, feat. a tray ceiling, WIC and a spa-like 5-piece ensuite. Additional high-end upgrades incld. triple pane windows, herringbone LVP flooring, on demand HWT, & a Lennox high-efficiency furnace. With a massive triple-attached garage & separate side entrance to the unfinished basement, this home is packed w/ possibilities.

Built in 2025

### Essential Information

MLS® # E4424832

Price \$729,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,519                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9 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, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 6  |
| Parking        | Triple Garage Attached   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Tile Surround             |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stone, Vinyl                    |
| Exterior Features | Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stone, Vinyl                    |
| Foundation        | Concrete Perimeter                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 9th, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 80         |

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Listing information last updated on May 1st, 2025 at 6:47am MDT