

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

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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 78

Zoning Zone 80

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