

## \$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	30
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 8th, 2025 at 6:02pm MDT