

## **\$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 | 43               |
| Zoning         | Zone 80          |

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Listing information last updated on May 4th, 2025 at 1:47pm MDT