

# \$559,962 - 277 Rancher Road, Ardrossan

MLS® #E4436811

**\$559,962**

3 Bedroom, 2.50 Bathroom, 2,108 sqft  
Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

The Aviator is a 2,108 sq. ft. front attached garage home featuring 3 bedrooms, 2.5 baths and a bonus room. The main floor has a 9 ft. ceiling. The foyer, with a privately located Half Bathroom, leads into a combined, open-concept great room and nook area for dining and entertaining purposes. The modern kitchen has a built-in microwave and a large walk-in pantry for extra space. The Upper floor includes 2 bedrooms, each with walk-in closets, a spacious bonus room, a full laundry room, the Primary Bedroom, and a main bathroom with double sinks and a linen closet. For added convenience, the laundry room includes a hanging rail and an extra linen closet. The Primary bedroom has a sizable walk-in closet and an accompanying ensuite featuring double sinks, and a soaker tub. The Aviator also has an optional basement development. Please note: Actual finishes may vary. Actual colour board is in the photos



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436811  |
| Price      | \$559,962 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,108                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 277 Rancher Road |
| Area        | Ardrossan        |
| Subdivision | Ardrossan II     |
| City        | Ardrossan        |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8E 0B6          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas               |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Level Land, No Back Lane, No Through Road, Not Fenced, Not Landscaped, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            May 16th, 2025  
Days on Market       1  
Zoning                 Zone 80

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