

## \$2,999 - 89 Coppice Hill Way, Ardrossan

MLS® #E4450052

**\$2,999**

4 Bedroom, 3.50 Bathroom, 2,650 sqft

Rental on 0.00 Acres

Ardrossan II, Ardrossan, AB

Welcome Home! Wonderful 4 Bed 3.5 Bath Family Home with Double Attached Garage in Ardrossan, Alberta. Spacious open-concept main floor plan brings together the entire family. Awesome entryway and mudroom area leading to walk-through pantry. Living room, oversized kitchen with built-in appliances and large island, and dining area. Tons of counter space and storage. All appliances included. Kitchen overlooks dining room with double patio doors leading to maintenance free deck and landscaped back yard. Main floor living room with fireplace and cool lower bar area. Basement mainly unfinished but has finished full bathroom. Top floor has large bonus room, 4 full bedrooms and 2 full bathrooms. Upper laundry room leads walk in closet and master bedroom. Master bedroom with walk-in closet and 5 piece ensuite. Beautiful home in Ardrossan. Close to parks, schools, shopping centres, and walking trails. Easy access to Elk Island, Sherwood Park and Edmonton. Tenant pays all utilities. Pets subject to approval.

Built in 2021

### Essential Information

MLS® # E4450052

Price \$2,999

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,650
Acres	0.00
Year Built	2021
Type	Rental
Style	2 Storey
Status	Active

### Community Information

Address	89 Coppice Hill Way
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B1

### Amenities

Parking	Double Garage Attached
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### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Other
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### Additional Information

Date Listed	July 28th, 2025
Days on Market	6
Zoning	Zone 80

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Listing information last updated on August 2nd, 2025 at 11:02pm MDT