

Courtesy Of Nathaniel Blais Of Sweetly

## \$735,000 - 22 Second Avenue, Ardrossan

MLS® #E4428451

**\$735,000**

4 Bedroom, 3.00 Bathroom, 1,593 sqft  
Single Family on 0.00 Acres

Meadow Creek, Ardrossan, AB

Nestled in the peaceful cul-de-sac community of Meadow Creek in Ardrossan, AB, this charming 1,592 sq. ft. 4 bedroom 3 bathroom bungalow offers the perfect blend of comfort and nature. Sitting on a .33-acre lot, the home backs onto a serene park and trees. The living room is bright with high ceilings and a cozy gas fireplace. The kitchen is a chef's dream with granite counters, stainless steel appliances, ample cabinet space and a walk-thru pantry. The primary suite features its own gas fireplace, a walk-in closet and a luxurious 5-pc ensuite with dual sinks and a corner tub. The walkout basement is fully finished with heated floors, a rec room, family room, additional 2 bedrooms, massive storage room and a 3-pc bath. The heated attached triple garage includes an RV door (12ft x 10ft). Outside, enjoy the expansive fenced backyard and deck—ideal for entertaining or relaxing. A must-see property for those seeking tranquility and convenience!

Built in 2000

### Essential Information

MLS® #	E4428451
Price	\$735,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,593
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	22 Second Avenue
Area	Ardrossan
Subdivision	Meadow Creek
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 2A2

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Walkout Basement, See Remarks
Parking Spaces	6
Parking	Heated, RV Parking, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks, Projector, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ardrossan Elementary
Middle	Ardrossan Junior Senior
High	Ardrossan Junior Senior

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	26
Zoning	Zone 80

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Listing information last updated on April 27th, 2025 at 5:47am MDT