

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	15
Zoning	Zone 80

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