

\$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 27
Zoning Zone 80

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