

## \$579,900 - 6 Coulee Close, Ardrossan

MLS® #E4449277

**\$579,900**

3 Bedroom, 2.50 Bathroom, 1,894 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

This 1,894 sq ft home offers a bright and open living area with a well-designed kitchen that's perfect for everyday use and entertaining. Upstairs, you'll find a comfortable primary bedroom with an ensuite, along with a large laundry room and a versatile bonus room. The thoughtfully planned second bathroom provides a relaxing space, and two additional well-sized bedrooms complete the upper level. Attached garage. Over \$25,000 in upgrades! 9" Foundation Wall, Free standing soaker tub 66 x 36, Rough In for future laundry in basement, Side Entrance. Upgrade windows in basement - Upgrade STD 60x24SL to 60x36SL in basement. Upgrade OHD - upgrade a Heritage 16 x 7 overhead door to 16 x 8 overhead door. Includes changing the standard chain drive opener to accommodate 8' door. Enlarge Attached Garage Length 1'. Upgrade upper kitchen cabinets to 42" with 6" riser and flat crown to the ceiling. Please note: Photos are of a previous model, and actual finishes may vary. Actual colour board is in the photos

Built in 2025

### Essential Information

MLS® # E4449277

Price \$579,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,894
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6 Coulee Close
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B9

### 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, Brick, 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, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	3
Zoning	Zone 80

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Listing information last updated on July 26th, 2025 at 8:02pm MDT