

## \$465,000 - 6 Rancher Road, Ardrossan

MLS® #E4442009

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,490 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Welcome to this beautifully finished duplex in the vibrant and fast-growing community of Ardrossan. Forget the stress of extra projects â€” the appliances are in, the deck is built, the fencing is up, and the landscaping is done. Inside, you'll find an open kitchen with stainless steel appliances, a walk-in pantry, dining area, which opens right onto your deck. Upstairs, youâ€™ll find three generously sized bedrooms, the master has a 3 piece ensuite and a large laundry room for added convenience to complete the upstairs. Step into your beautifully landscaped, fully fenced south west facing backyard that backs directly onto greenspace. Double attached garage has been painted. This is the perfect community to start or raise a family!

Built in 2018

### Essential Information

MLS® #	E4442009
Price	\$465,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.00



Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6 Rancher Road
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0A6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	4

## Zoning

## Zone 80

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Listing information last updated on June 16th, 2025 at 10:32am MDT