

Courtesy Of Nathaniel Blais Of Sweetly

\$750,000 - 22 Second Avenue, Ardrossan

MLS® #E4428451

\$750,000

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 | \$750,000 |
| 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 | 3 |
| Zoning | Zone 80 |

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Listing information last updated on April 4th, 2025 at 8:02am MDT