

# \$539,500 - 286 Rancher Road, Ardrossan

MLS® #E4451066

**\$539,500**

3 Bedroom, 2.50 Bathroom, 1,688 sqft

Single Family on 0.00 Acres

Ardrossan, Ardrossan, AB

Experience elevated living in this stunning Coventry Home, complete with a SEPARATE ENTRANCE and double attached garage! Soaring 9'™ ceilings on the main floor create a bright, open atmosphere, while the chef-inspired kitchen impresses with quartz countertops, elegant cabinetry, designer finishes, and a spacious walk-through pantry. The Great Room seamlessly connects to the dining area—ideal for entertaining or unwinding in style. A sleek half bath rounds out the main floor. Upstairs, escape to your spa-like primary suite featuring dual sinks, a walk-in shower, and a generous walk-in closet. Two additional bedrooms, a full bathroom, a versatile bonus room, and convenient upstairs laundry complete the upper level. Crafted with exceptional attention to detail and backed by the Alberta New Home Warranty Program for peace of mind. \*Some photos virtually staged\*

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451066  |
| Price      | \$539,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,688                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 286 Rancher Road |
| Area        | Ardrossan        |
| Subdivision | Ardrossan        |
| City        | Ardrossan        |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8E 0B6          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                           |
| Exterior Features | Playground Nearby, Schools, Partially Fenced |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stone, Vinyl                           |
| Foundation        | Concrete Perimeter                           |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 3rd, 2025 |
|-------------|------------------|

Days on Market 1

Zoning Zone 80

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Listing information last updated on August 4th, 2025 at 8:47pm MDT