

\$724,999 - 12 Arbour Close, Ardrossan

MLS® #E4449645

\$724,999

4 Bedroom, 3.00 Bathroom, 1,704 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Spacious WALKOUT BUNGALOW on a Rare 0.40 Acre Lot in Ardrossan! Tucked away in a quiet cul-de-sac, this beautifully updated home offers space, comfort, and versatility. The main floor features 3 bedrooms, including a primary with 4-piece ensuite, a large living room with double-sided wood-burning fireplace, family room, and a bright kitchen with ample cabinetry. Step out to the impressive 27' x 42' composite deck with tempered glass railings—ideal for entertaining and enjoying the amazing, fully landscaped yard. The walkout basement offers a huge rec room with gas fireplace, 3-piece bath, oversized bedroom with French doors, second kitchen, cold wine cellar, and lots of storage. Extensive updates include: roof, vinyl siding, triple-pane windows, composite deck, furnace, hot water tank, washer, dryer, and dishwasher. The insulated and heated 24' x 24' garage features epoxy floors. A rare opportunity just minutes from Sherwood Park!

Built in 1988

Essential Information

MLS® #	E4449645
Price	\$724,999
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,704
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12 Arbour Close
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 2A2

Amenities

Amenities	Walkout Basement
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ardrossan Elementary
Middle	Ardrossan Jr Sr High
High	Ardrossan Jr Sr High

Additional Information

Date Listed	July 25th, 2025
Days on Market	8
Zoning	Zone 80

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