

\$738,707 - 13 Berwick Bay, Ardrossan

MLS® #E4421251

\$738,707

3 Bedroom, 2.50 Bathroom, 2,202 sqft
Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

FABULOUS HOME! FABULOUS LOCATION!

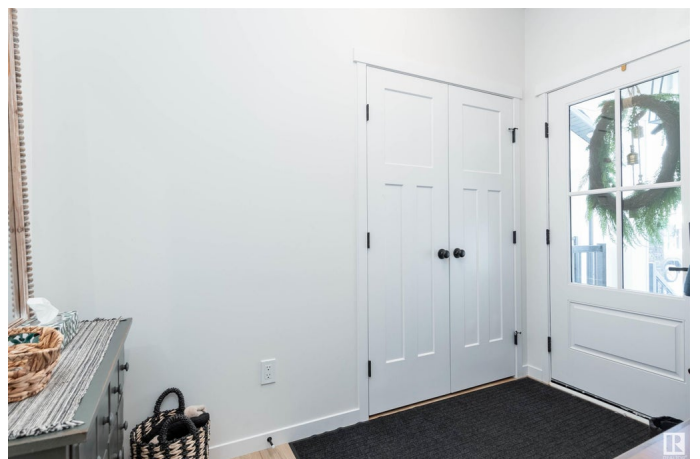
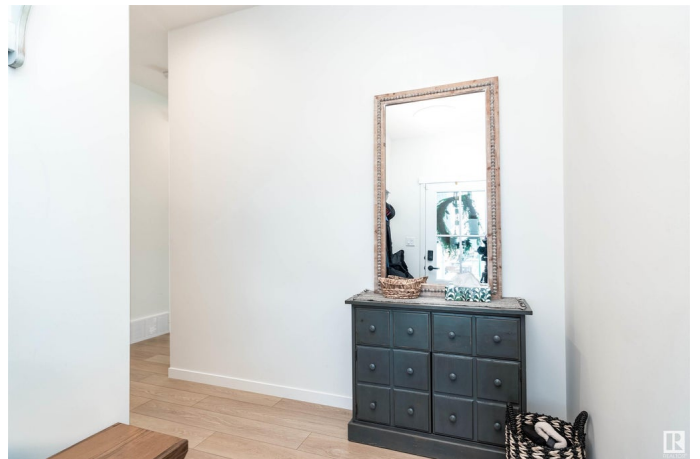
This beauty is situated on a pie lot in a quiet cul-de-sac and backs onto a beautiful greenspace/environmental reserve. Quality built by Coventry Homes and offers 2200 square feet! Fully fenced and landscaped backyard! Featuring an open layout with 9 ft ceilings, vinyl plank flooring, main floor flex room and a large living room. **GORGEOUS KITCHEN!** Ultra modern design with white cabinetry, Quartz counter tops, stainless steel appliances, walk-through pantry. Oversized dining area & large windows plus brand new blinds. Upstairs is a generous Bonus Room, 3 bedrooms, convenient laundry room and a 4 piece bathroom. The Primary Bedroom features a **BEAUTIFUL 5 PIECE ENSUITE** with soaker tub, shower, his & hers sinks, plus there's a walk-in closet with vanity area. **OVERSIZED** Double attached Garage that has a plumbed gas line for heat and 220 power. A wonderful family home for those wanting to be close to schools, school transit, walking trails & the spray park. See it today!

Built in 2021

Essential Information

MLS® # E4421251

Price \$738,707



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,202
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	13 Berwick Bay
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B3

Amenities

Amenities	Ceiling 9 ft., Deck
Parking	220 Volt Wiring, Double Garage Attached, Over Sized, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Private Setting, Schools
Roof	Asphalt Shingles

Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed February 12th, 2025
Days on Market 30
Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 7:02am MDT